



- Semi Detached Bungalow
- Three Double Bedrooms
- Gas Central Heating
- Double Glazing
- Cliffsend Location
- Parking
- Lovely Gardens

12 Cottington Road, Cliffsend, Ramsgate, CT12 5JW

£385,000

A well presented semi detached bungalow in the delightful village of Cliffsend. Presented very tastefully throughout and offers larger than average accommodation. Arranged as entrance porch, large reception hallway, L shaped reception room, well planned kitchen, a lovely shower room and WC, a superb addition to the rear offers additional reception room and over looks the glorious garden. There are also three double bedrooms, this is a real Tardis inside. The property boasts gas central heating, double glazing, beautiful gardens as well as plenty of parking.



Property Description

THE PROPERTY

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ENTRANCE PORCH

Double glazed door, double glazed panels to either side, double glazed door to:-

RECEPTION HALL

10' 11" x 7' 0" (3.33m x 2.13m) Coved ceiling, access to loft, double radiator, alarm panel, doors to:-

L SHAPED RECEPTION ROOM

21' 02" x 19' 04" (6.45m x 5.89m) Reducing to 11' 2" French doors to the conservatory, double glazed window, three radiators, coved ceiling, two wall light points, arch leading to:-

KITCHEN

10' 2" x 8' 6" (3.1m x 2.59m) Measurements include a range of fitted base units with space for washing machine, dishwasher and fridge freezer, worksurface over inset with a four burner gas hob and a stainless steel sink and drainer with mixer tap, double glazed window, tiled splash backs, range of matching wall units over, double electric oven to eye level, double glazed door to the side.

CONSERVATORY

20' 01" x 9' 06" (6.12m x 2.9m) L shaped with a side return, double glazed French doors open onto the garden, double glazed windows, skylights, inset Led lighting, two radiators.

SHOWER ROOM WC

0' 0" x 0' 0" (0m x 0m) Suite comprising of a double walk-in shower unit with a mains fed shower fitment, low level WC, vanity wash basin with storage under, low level WC, attractive tiling to floor and walls, inset led lighting, extractor fan, heated towel rail, double glazed window.

BEDROOM ONE

13' 04" x 8' 11" (4.06m x 2.72m) Double glazed window, coved ceiling, telephone point, radiator, built in wardrobes.





BEDROOM TWO

10' 11" x 10' 9" (3.33m x 3.28m) Plenty of built in storage cupboards and wardrobes, double glazed window, radiator.

BEDROOM THREE

10' 8" x 10' 9" (3.25m x 3.28m) Coved ceiling, double glazed window, double radiator.

REAR GARDEN

A long rear garden accessed from the conservatory and side door from the kitchen, an attractive paved patio, large lawn with well planted and maintained borders, a picket fence and gate lead to the parking area.

PARKING

Parking for several cars.



MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band C


Council Tax Cost (PA) £2,049.47



ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

