



Thomas
jackson
ESTATE AGENTS



6 Allenby Road

Ramsgate, CT12 6BA

- Great Modernization Project
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Chain Free
- Generous Garden
- Semi Detached
- On Road Parking
- Perfect firt

£210,000

EPC Rating '70'





Property Description

THE PROPERTY

This three-bedroom semi-detached ex-local authority house presents a fantastic opportunity for those looking to create their ideal home. While requiring a programme of modernisation, the property's solid foundations and well-proportioned layout provide the perfect canvas for a stunning transformation. The accommodation currently comprises an entrance hallway, a sitting room, a kitchen, a utility lobby, and a downstairs bathroom. Upstairs, there are three generously sized bedrooms. To the rear a generous garden offers a private outdoor space with great potential for landscaping and leisure. Boasting Double glazing as well as gas central heating, this really is one to consider.

ENTRANCE HALLWAY

Double glazed entrance door into hallway, stairs to 1st floor, double radiator, door to:-



SITTING ROOM

13' 3" x 12' 9" (4.04m x 3.89m) Maximum measurements, picture rail, double glazed window to front, radiator, built-in storage cupboard, built-in under stairs cupboard, additional cupboard which houses the gas boiler.

KITCHEN DINER

9' 9" x 8' 2" (2.97m x 2.49m) Measurements include a range of fitted base units with space for a freestanding gas or electricity cooker, space for washing machine, space for for under counter fridge, worksurface over inset with a stainless steel sink and mixer tap, ceramic splashback, range of coordinating wall units over, two double glazed windows, extractor fan, radiator, door to:-

UTILITY LOBBY

Panel glaze door to garden storage area, door to:-

BATHROOM

Bathroom suite comprising of Panel bath with twin grips and mixer taps, pedestal wash and basin, low-level WC, double glazed window, extractor fan, radiator.

STAIRS TO:-

LANDING

Window to side, access to loft space and doors to:-



BEDROOM

13' 3" x 9' 4" (4.04m x 2.84m) Picture rail, radiator, double glazed window, wrought iron fireplace, door to built in wardrobe.

BEDROOM

11' 11" x 8' 11" (3.63m x 2.72m) Picture rail, double glazed window, radiator.

BEDROOM

8' 3" x 7' 5" (2.51m x 2.26m) Double glazed window overlook rear garden, radiator.

REAR GARDEN

A good sized rear garden, set to natural condition currently with mature shrubs and a sycamore tree.

MEASUREMENTS

All measurements are for general purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute



any part of any 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

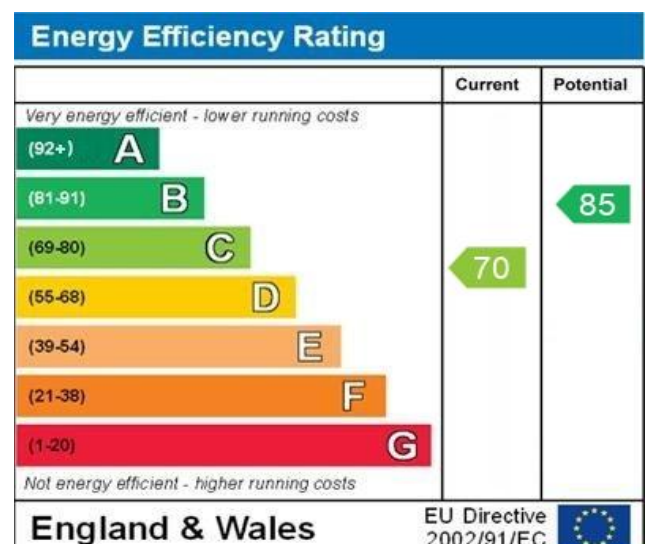
Local Authority Thanet District Council

Council Tax Band B

Council Tax Cost (PA) £1,878.69

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



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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

