



- Mid Terraced House
- Four Bedrooms
- Gas Central Heating And Double Glazing
- Viewing Advised

216 Hereson Road, Ramsgate, CT11 7ET

£260,000

A deceptively spacious family home in a popular location on the Ramsgate/ Broadstairs borders. Plenty of facilities nearby include a convenience store, Dumpton Park railway station as well as King George VI Park and the cliff tops. Comprising entrance hallway, sitting room, spacious kitchen diner and sun room/ utility room to the ground floor. The first floor offers three bedrooms and the family bathroom, the top floor offers a generous master bedroom. To the rear a long lawned garden. This property offers gas central heating as well as double glazing.



Property Description

ENTRANCE HALLWAY

Double glazed front door, laminate flooring, inset lighting, stairs to first floor, doors to:-

SITTING ROOM

14' 09" x 11' 05" (4.5m x 3.48m) Measurement into bay, Double glazed window, picture rail, feature timber fire surround, parquet flooring, radiator.

KITCHEN DINER

17' 01" x 12' 0" (5.21m x 3.66m) Measurements include a range of fitted base units with space for a freestanding gas range, space for fridge freezer, coved ceiling, double radiator, wall mounted gas boiler, window, double glazed sliding patio door to the:-

SUN ROOM

14' 03" x 5' 01" (4.34m x 1.55m) plumbing for washing machine, outside tap, space and vent for tumble drier, power and lighting, door to garden

STAIRS TO:-

First floor landing.

LANDING

Stairs to second floor, doors to:-

BEDROOM

12' 0" x 11' 05" (3.66m x 3.48m) Picture rail, cupboard, radiator, double glazed window.

BEDROOM

12' 01" x 11' 05" (3.68m x 3.48m) Picture rail, double glazed window, radiator.

BEDROOM

8' 09" x 5' 04" (2.67m x 1.63m) Double glazed window, radiator, coved ceiling.





BATHROOM

Suite comprises panel bath with mixer tap and shower over, wash basin and low level WC, Double glazed window, heated towel rail, ceramic tiling.

STAIRS

From the landing lead to:-

BEDROOM

17' 0" x 11' 10" (5.18m x 3.61m) Plus recess, Double glazed window to the rear, Velux window to the front, double radiator.

REAR GARDEN

A long lawned garden set within fenced perimeters.





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Ombudsman

152 Northdown Road, Cliftonville,
Margate, Kent, CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

