



This Three bedroom end of terrace house is the perfect family home for anyone looking to put their own stamp on their next property. The property comprises of two reception rooms, hallway, kitchen and bathroom on the ground floor. The first floor houses the three bedrooms, two of which are doubles. To the rear you have a garden and the property has double glazing to the rear and single glazing to the front.

The property is located on the Margate Road Ramsgate and is conveniently located close to the high speed rail link to London, the Royal Harbour of Ramsgate and the high street meaning this home is perfect for anyone looking for easy access to amenities.

Council Tax Band: B
Tenure: Freehold

Ground Floor

Lounge

w: 3.05m x l: 3.56m (w: 10' x l: 11' 8")

Dining Room

w: 3.35m x l: 3.35m (w: 11' x l: 11')

Utility Room

Bathroom

w: 1.98m x l: 1.22m (w: 6' 6" x l: 4')

FIRST FLOOR:

Bedroom 1

w: 4.5m x l: 3.28m (w: 14' 9" x l: 10' 9")

Bedroom 2

w: 3.45m x l: 2.51m (w: 11' 4" x l: 8' 3")

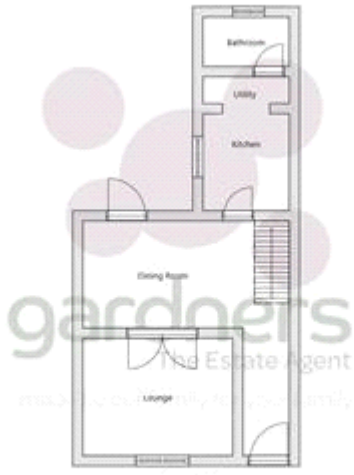
Bedroom 3

w: 3.48m x l: 2.13m (w: 11' 5" x l: 7')

Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



SECOND FLOOR
 **These floorplans are for illustration purposes only and are not to scale



FIRST FLOOR
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		82
	61	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.