

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



40 Coxes Lane Ramsgate



- Detached Bungalow
- Corner Plot
- 2 Double Bedrooms
- Gas Fired Central Heating
- Double Glazing
- Landscaped Front Garden
- Immaculate Presentation
- Off Street Parking and Detached Garage

£ 209,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

CORNER PLOT DELIGHT. Xpert agents are absolutely delighted to be offering for sale this wonderfully presented detached bungalow in a popular residential area of Ramsgate. The property in our opinion is immaculately presented throughout and offers a very warming feeling as you walk around. In brief the property offers two double bedrooms, one reception room, a brick built conservatory being double glazed and poly carbonate roofing. You will also enjoy a generously sized kitchen with a breakfast bar to one end, family bathroom, fully double glazed throughout, gas fired central heating system and a loft space which is insulated with power and light. Externally you have a well sculpted front garden with raised lawn beds married with well established mature shrub and tree borders. You'll also find a hard standing to the side lending itself to off street parking for approximately three vehicles, with a detached garage forming part of the rear garden. This bungalow has been maintained to a very high standard and is a credit to it's present owners. Book your viewing now to avoid disappointment.

Entrance

Via obscure upvc double glazed door to:-

Storm Porch

Glazed hardwood door to:-

Hallway

Coved ceiling, dado rail, radiator, vinyl flooring, telephone point, access to loft space via hatch with loft ladder and power and light. Doors to:-

Lounge 4.06m (13'4") x 3.48m (11'5")

upvc double glazed windows to front, coved ceiling, television point, radiator, gas fire with marble surround and hearth, solid oak display cabinet with drawers under built into recess, fitted carpet.

Bedroom 1 3.96m (13'0") x 3.51m (11'6")

upvc double glazed bay windows to side and upvc double glazed windows to front, coved ceiling, radiator, built in wardrobes, fitted carpet.

Bedroom 2 3.51m (11'6") x 2.82m (9'3")

upvc double glazed windows to rear, coved ceiling, telephone point, radiator, fitted carpet, upvc double glazed door leading to:-

Conservatory 3.45m (11'4") x 2.24m (7'4")

Brick built conservatory with upvc double glazed windows to side, front, rear and side, radiator, poly carbonate roofing, laminate flooring.

Bathroom

Suite comprising of a panelled bath with shower head to mixer taps, vanity wash hand basin, low level flush WC, radiator, built in airing cupboard housing hot water tank with shelving over, fully tiled to walls, ceramic tiled flooring, obscure upvc double glazed window to rear.

Kitchen 6.30m (20'8") x 2.74m (9'0")

Range of wall and base units with complimentary work surfaces over, built in under counter freezer, built in electric double oven tower, x 2 built in larder units with one housing the conventional boiler, space and plumbing for washing machine, space for further white goods, further plumbing for dishwasher, built in gas hob with extractor fan over, one and a half bowl stainless steel sink unit and drainer, ceramic tiling to walls, feature chrome radiator, further radiator to rear, spotlighting to ceiling, dual upvc double glazed windows to side, upvc double glazed patio doors leading to rear garden, laminated tiled flooring and a breakfast bar.

Rear Garden

Crazy paved with small shingled areas, two security lights, outside water tap, access to detached garage.

Front Garden

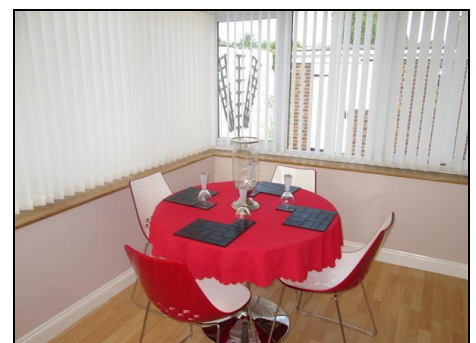
A well established and maintained frontage mainly consisting of two raised lawn areas, various mature flower and shrub borders, shingled and paved pathways and fenced perimeters.

Off Street Parking

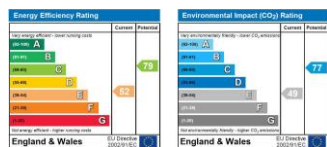
Off street parking for approximately three vehicles.

Garage

Detached garage to the rear with an up and over door, power and light.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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