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

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



Langdale Avenue, Nethercourt, Ramsgate
£ 219,995



- Popular Nethercourt location
- Two bedrooms
- Double glazing & Gas central heating
- Detached garage and off street parking
- No forward chain
- Delightful and private rear garden

IMPORTANT NOTE TOPURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

No forward chain is offered with this bungalow which is located within the popular Nethercourt area on the West side of Ramsgate. The property is conveniently located just over a mile away from Ramsgate main line train station which offers the fast link service to London St Pancras.

Benefits include a delightful and private rear garden and a garage with good length driveway. Nethercourt is located within easy reach of the West Cliff sea front and Ramsgate's town centre. The Royal Harbour is also just a short car ride away.

The property would benefit from some updating throughout and is offered with no forward chain. Early viewing is highly recommended. Call xpert agents on 01843 808088

Entrance

Double glazed front door leading to porch with second door leading to;

Entrance Hall

Cupboard housing gas meter and electric fuse box, radiator, doors leading to principle rooms, storage cupboard and separate airing cupboard housing hot water tank.

Lounge 4.42m (14'6") x 3.43m (11'3")

Large double glazed window to front with long radiator under, chimney breast with marble hearth, multi paned door leading to hallway.

Kitchen 3.76m (12'4") x 3.05m (10'0")

Fitted with wall and base units with single drainer sink unit, and work surfaces over. Recess and gas cooker point, recess and plumbing for washing machine, part tiled walls, dual aspect double glazed windows, radiator, vinyl flooring, double glazed door leading out to rear garden.

Bedroom one 3.96m (13'0") x 3.25m (10'8")

Rear aspect with large double glazed window overlooking rear garden, radiator.

Bedroom two 3.40m (11'2") x 2.74m (9'0")

Large double glazed window to front, radiator, coved ceiling.

Rear garden 16.76m (55'0")

Well maintained enclosed garden, laid to lawn with centre pathway. Paved patio area, flower borders, various shrubs and bushes around perimeter. Timber shed, green house, outside tap, gate with side access and door leading to garage.

Garage

Up and over door, power and light, door leading to garden.

Front garden

Laid to lawn with flower borders, walled perimeter, drive and parking to a number of vehicles leading to garage.

Energy Performance Certificate To Follow



Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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