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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



Margate Road, Ramsgate
£ 179,995



- **Semi-detached home in central location**
- **Two reception rooms**
- **Two double bedrooms**
- **Modern fitted kitchen**
- **72 ft Rear garden**
- **Ideally situated for shops and bus routes**
- **Double glazing and gas central heating**
- **Off street parking for a number of vehicles**

IMPORTANT NOTE TO PURCHASERS: 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.

Xpert Agents are pleased to bring to the market this very well presented 2 bedroom semi-detached chalet style home. The property benefits from being in an extremely convenient location, close to Westwood Cross Shopping Centre, a handful of popular restaurants and a cinema. For traveling around Thanet the property is positioned on the Thanet Loop bus route which makes this particular location very attractive. Accommodation comprises; a large welcoming entrance hall, front aspect lounge and separate dining room overlooking the rear garden, modern fitted kitchen and ground floor bathroom. On the first floor there are two double bedrooms. Other benefits include double glazing (where stated), gas fired central heating with a recently fitted combination boiler, large rear garden and off street parking to the front for a number of vehicles.

Entrance Hall 3.15m (10'4") x 1.93m (6'4")

Panelled wooden front door, two windows to front, radiator, staircase to first floor, carpet, door leading to all rooms.

Lounge 4.42m (14'6") x 3.25m (10'8")

Front aspect with large double glazed window giving plenty of natural light, chimney breast with wall mounted gas fire, built in shelving to recess, coved ceiling, radiator, carpet.

Dining Room 5.08m (16'8") x 3.25m (10'8") into bay window

Rear aspect with square bay window overlooking rear garden, large walk in storage cupboard, radiator, carpet, chimney breast with wall mounted gas fire.

Kitchen 3.96m (13'0") x 1.88m (6'2")

Fitted with a range of modern white wall and base units, single drainer sink below double glazed window which overlooks the rear garden, recess and plumbing for washing machine and tumble dryer, recess for fridge freezer and work surfaces over, space and point for cooker, vinyl flooring, part tiled walls, double glazed door leading to rear garden.

Bathroom 2.59m (8'6") x 1.83m (6'0")

Matching suite comprising, bath with shower attachment and mixer tap, WC, pedestal hand basin, part tiled walls, vinyl floor, radiator, double glazed window to front.

Landing

Hatch giving access to loft space and doors leading to both bedrooms.

Bedroom one 3.96m (13'0") x 2.95m (9'8")

Bright room with double glazed window to rear, radiator, carpet, built in wardrobe, carpet, large eaves storage cupboard.

Bedroom two 3.81m (12'6") x 2.95m (9'8")

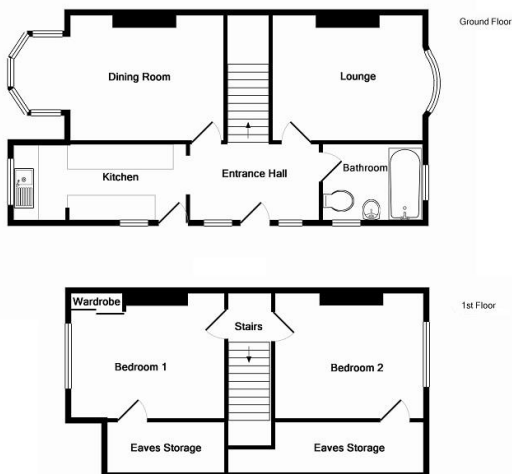
Bright room with front aspect double glazed window, radiator, carpet, built in wardrobe, carpet, large walk in eaves storage cupboard.

Rear Garden 21.95m (72'0")

Good sized rear garden which is fenced to both sides and partly laid to lawn with patio area leading to pathway. Well stocked flower borders and various shrubs. At the bottom of the garden there is a timber shed which sits on a concrete base. To the side of the property there is an outside tap and gate with access to side.

Front Garden

Enclosed with fencing to both sides and off street parking for a number of vehicles.



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

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