



St Lawrence Chase, Ramsgate

£199,995

Viewing by appointment. Call 01843 808088

A Modern end of terraced family home situated on a corner plot and ideally located for local schools, train station, local shops and amenities and within easy reach of Westwood Cross shopping centre.

The sought after Modern development of St Lawrence Chase Ramsgate offers easy access to Royal Harbour and picturesque Marina with its cafe style culture and local restaurants, bars and seafront parade. Ideal for commuters with the road network via the A299 Thanet Way and M2/A2 providing links to London and Dover and there is also a high speed train service to London, St. Pancras.

Accommodation comprises lounge/diner, kitchen, wc cloakroom on the ground floor.

On the first floor there are three bedrooms, en-suite to master bedroom and modern fitted bathroom.

Outside there is an enclosed rear garden, lawned with decked area, front garden and two allocated parking spaces to the rear.

The property has modern decor throughout.



Ideal family home, close to local shops, schools, train station and amenities.



ENTRANCE: Via panelled and part glazed front door leading to;

RECEPTION HALLWAY: Staircase to first floor, radiator, wooden flooring, doors to all rooms.

CLOAKROOM: Low level flush, corner wash hand basin with splash back tiling, sealed unit double glazed window, radiator.

LOUNGE/DINER: 4.65m (15'3") x 4.52m (14'10") Sealed unit double glazed sliding patio doors leading out onto rear garden, wooden flooring, radiator, coved ceiling.

KITCHEN: 3.53m (11'7") x 2.49m (8'2") Range of modern wall and base units with one and a half bowl sink unit and mixer tap. Space and plumbing for appliances, built in NEFF electric oven with matching NEFF gas hob and extractor hood over, radiator, fitted splash back tiles, inset spotlights, sealed unit double glazed window to front.

LANDING: Hatch with access to roof space, cupboard housing tank and shelving, radiator, double glazed window to side, doors to all rooms.

BEDROOM 1: 3.43m (11'3") x 2.49m (8'2") Radiator, built in double wardrobe, coved ceiling, sealed unit double glazed window to front. Door leading to;

En-suite: 2.49m (8'2") x 1.14m (3'9") Enclosed recessed shower with tiled walls, wall mounted mains operated shower and shower door. Radiator, low level w.c, hand basin, tiled floor and half tiled walls, extractor fan.

BEDROOM 2: 3.56m (11'8") x 2.49m (8'2") Radiator, sealed unit double glazed window to rear, coved ceiling.

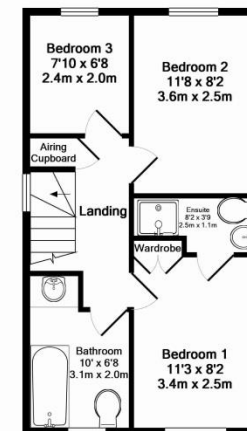
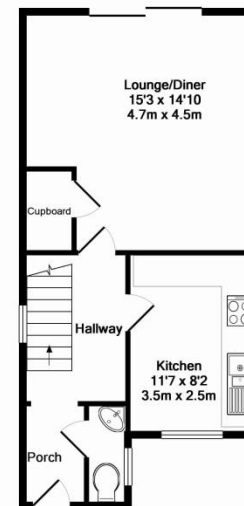
BEDROOM 3: 2.13m (7'0") x 2.03m (6'8") Radiator, sealed unit double glazed window to rear, coved ceiling.

BATHROOM: 3.05m (10'0") x 2.03m (6'8") Matching suite comprising; Panelled bath, pedestal wash hand basin, low level flush, sealed unit double glazed window, heated towel rail, extensively tiled, inset spotlighting to ceiling, extractor fan.

OUTSIDE: Lawned garden to the rear with fenced boundary, raised decked area, gate giving rear access leading to allocated parking, small garden to the front of property.

PARKING: Allocated parking for 2 vehicles located at the rear.





1st Floor

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Ellington Infant School Distance:**0.1 miles**
- St Lawrence In Thanet Church of England Junior School Distance:**0.2 miles**
- Newington Community Primary School Distance:**0.5 miles**
- The Davenport Centre Distance:**0.5 miles**
- Chilton Primary School Distance:**0.5 miles**
- Ramsgate, Christ Church Church of England Junior School Distance:**0.5 miles**
- Small Haven School Distance:**0.6 miles**
- Priory Infant School Distance:**0.6 miles**
- Chatham House Grammar School (The Chatham and Clarendon Grammar School Federation) Distance:**0.7 miles**
- Clarendon House Grammar School (The Chatham and Clarendon Grammar School Federation) Distance:**0.7 miles**
- The Old Priory School Distance:**0.7 miles**
- St Lawrence College Junior School Distance:**0.8 miles**
- St Lawrence College Distance:**0.8 miles**
- Dame Janet Community Infant School Distance:**0.9 miles**
- The Ellington and Hereson School Distance:**0.9 miles**



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