

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



79 Hereson Road Ramsgate Ramsgate



- Three Bedrooms
- New Build
- Off Road Parking

- SE Facing Rear Garden
- Close to Town Centre & Seafront
- Downstairs WC

£ 174,995

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.

Xpertagents are proud to present to the market this newly built, end of terrace house! Situated within close proximity to the town, seafront and good schools in the local area, this house will make an ideal family home. Not only are you getting a good quality house, but the living accommodation is spacious, bright and welcoming and comprises of: Three Bedrooms, Family Bathroom, Downstairs WC, Kitchen, Large Lounge with French doors leading out into the garden with a lawn (soon to be completed) allowing plenty of space to sit, relax and enjoy the SE facing of which brings plenty of sunshine. There is also parking at the rear of the property (soon to be completed).

In order to avoid missing out on a brand new home within a popular price range, please call Xpertagents on 01843 808088 to book your viewing.

Hall

Front door with double glazed insert panels to entrance hall with new carpet, radiator and understairs storage area.



Downstairs WC

Low level w.c, pedestal wash hand basin, tiled flooring, part tiled walls, radiator, frosted double glazed window.

Kitchen 3.30m (10' 10") x 2.48m (8' 2")

Brand new kitchen to comprise inset single drainer sink unit with matching range of base and wall mounted units incorporating drawers and rolltop working surface, space and plumbing for washing machine, space for fridge/freezer, built in electric oven with four ring electric hob and stainless steel extractor over, splashback wall tiling, tiled flooring, radiator, wall mounted gas fired boiler, dual aspect double glazed windows.



Lounge/Diner 5.39m (17' 8") widest x 4.58m (15' 0") widest

Double glazed windows and French doors leading out into the garden, L- shaped lounge/dining space, two radiators, T.V aerial point, new carpets.

First Bedroom 3.29m (10' 10") x 2.46m (8' 1")

New carpet, radiator, double glazed window overlooking front.

Second Bedroom 3.76m (12' 4") x 2.48m (8' 2")

New carpet, radiator, double glazed window overlooking rear.



Third Bedroom 2.55m (8' 4") x 2.00m (6' 7")

New carpet, radiator, double glazed window overlooking rear.

Family Bathroom

Panelled bath with mixer taps and shower attachment, pedestal wash basin, low level w.c, part tiled walls, tiled flooring, heated towel rail, double glazed frosted window.

Rear Garden

SE facing garden, to be complete with a lawn.

Parking

There is off street parking around the back of the property of which is due to be completed imminently.



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

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