

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



Hardres Road, Ramsgate £ 174,995



- Semi-detached period family home
- Close to town centre & bus routes
- Ideal for School catchment areas
- Three bedrooms

- 24ft through lounge
- Double glazing & Gas central heating
- Good sized rear garden
- Early viewing recommended

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.

POPULAR RESIDENTIAL LOCATION! Xpertagents are delighted to be offering for sale this very well presented family home, located in a desirable area of Ramsgate, ideal for local shopping centre, bus routes and schooling. In brief the property comprises three bedrooms, two double and one single, good size through lounge, fitted kitchen, sealed unit double glazing throughout, family bathroom, gas fired central heating system and an easy to maintain rear garden. The vendor has advised us that it has just been recently decorated to most rooms giving the property extra appeal and freshness. In our opinion this family home has been very well looked after and is a credit to it's present owners. Please call Xpertagents today and arrange your internal viewing to avoid disappointment.

Entrance

Via sealed unit double glazed door to:-

Hallway

Coved ceiling, feature cornice, fitted carpet, stairs to first floor opening to:-

Through Lounge 7.57m (24' 10") x 3.76m (12' 4")

Sealed unit double glazed bay windows to front and sealed unit double glazed window to rear, radiator x 2 one with cover, feature coving, TV and telephone point, under stairs cupboard, fitted carpet and hardwood door to:-

Kitchen 3.50m (11' 6") x 2.88m (9' 5")

Range of matching wall and base units with complimentary roll edged work surfaces over, space and plumbing for washing machine, integral dishwasher, space for further white goods, built in single oven tower with low and high level cupboards, inset four ring gas hob with extractor fan over, one and a half bowl ceramic sink and drainer, splash back tiling, sealed unit double glazed windows to rear and side, sealed unit double glazed door to side leading to rear garden, vinyl flooring.

Landing

Access to loft space via hatches, fitted carpet, doors to:-

Bedroom One 3.94m (12' 11") x 3.15m (10' 4")

Dual aspect sealed unit double glazed windows to front, TV and telephone point, radiator, built in mirrored Wardrobes, fitted carpet.

Bedroom Two 3.51m (11' 6") x 2.84m (9' 4")

Sealed unit double glazed window to rear, picture rail, radiator, built in cupboard including boiler, fitted carpet.

Bathroom

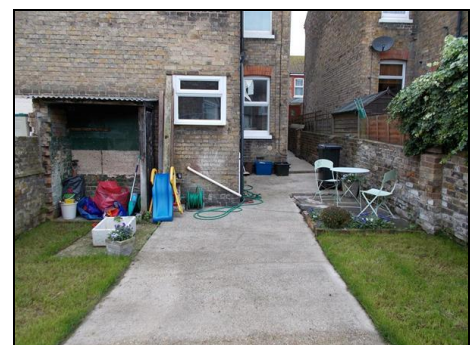
White suite comprising of a panelled bath with wall mounted shower over, splash back shield and tiling, low level flush WC, wash hand basin, chrome heated towel rail, shaver point, inset spotlighting to ceiling, obscure sealed unit double glazed window to side, vinyl flooring.

Bedroom Three 2.84m (9' 4") x 1.91m (6' 3")

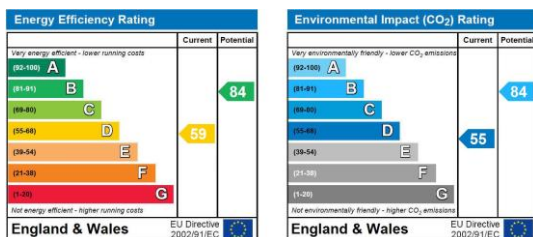
Sealed unit double glazed window to rear, radiator, inset spotlighting to ceiling, fitted carpet.

Rear Garden

Concreted hard standing with lawn areas to rear and sides, pedestrian side access, brick wall perimeters.



Energy Performance Certificate



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

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