

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



Dane Park Road, Ramsgate
£ 169,995



- Three bedrooms
- Lounge & Dining room
- Spacious Kitchen
- Attractive Garden
- Close to Town
- Close to local schools
- Walking distance of Park
- Character home

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.

Draft Details! Xpert Agents are proud to be marketing this spacious three bedroom Victorian terrace home in the heart of Ramsgate. The property is situated within walking distance of St Ethelbert's School, Ramsgate Town and the beautiful Ramsgate sea front. Internally the property offers, three bedrooms, bathroom, lounge, dining room and kitchen which leads out to the rear garden. Internal viewing is highly recommended. Sole Agents.

Front Door into

Entrance porch
door into

Lounge 4.37m (14'4") x 3.84m (12'7")
radiator, double glazed bay window to front, cupboard housing meters, feature coving, tv point, corbel archway, stairs to landing, door to

Dining Room 3.71m (12'2") x 2.44m (8'0")
double glazed window to rear, radiator, feature surround understairs storage, doorway to

Kitchen 4.67m (15'4") x 2.72m (8'11")
Fitted range of wall and base units with roll top work surfaces, inset drainer unit with mixer tap over, tiled to splash back, quarry tiled floor, space and plumbing for washing machine, cooker, tumble dryer and fridge freezer, double glazed window to side and rear, door to the garden

Landing
Split level landing, loft access, store cupboard and doors to

Bedroom 1 4.47m (14'8") x 3.84m (12'7")
double glazed bay window to front with radiator and built in wardrobes

Bedroom 2 3.71m (12'2") x 2.44m (8'0")
double glazed window to rear, radiator, built in wardrobes.

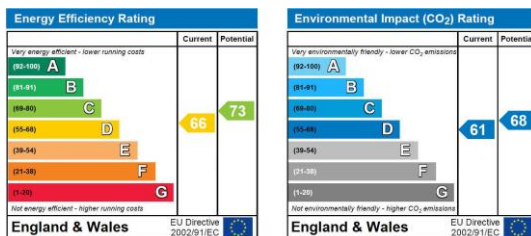
Bedroom 3 2.84m (9'4") x 2.44m (8'0")
double glazed window to rear, radiator, dado rail, built in store cupboard

Bathroom
low level wc, wash hand basin, panelled bath with shower over, wood frame frosted glass window to side part tiled walls

Rear Garden
Mainly laid to lawn with seating area, wall and fence perimeters, established flower beds, rear access, outside store housing boiler



Energy Performance Certificate



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