

**01843 80 80 88**

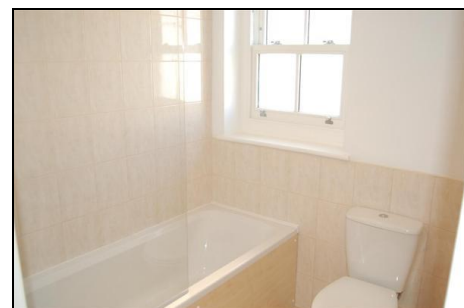
**0.75% +VAT for selling**

**£199 +VAT for letting**

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



## 81 Hereson Road Ramsgate Ramsgate



- Three Bedrooms
- Family Bathroom & Downstairs WC
- Off Street Parking
- Close to Town Centre & Seafront
- SE Facing Garden
- Off Street Parking

**£ 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, terraced 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 under-stairs storage recess.

#### Downstairs WC

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

#### Kitchen 5.21m (17' 1") widest point x 2.44m (8' 0")

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 5.57m (18' 3") x 3.06m (10' 0")

Double glazed window to the front and French doors leading out into the garden, two radiators, T.V aerial point, new carpets.

#### Master Bedroom 5.08m (16' 8") into the corner x 2.81m (9' 3")

New carpet, radiator, built in wardrobe, double glazed window overlooking front.

#### Second Bedroom 3.06m (10' 0") x 2.72m (8' 11")

New carpet, built in wardrobe, radiator, double glazed window overlooking rear.

#### Third Bedroom 3.07m (10' 1") x 2.73m (8' 11")

New carpet, radiator, double glazed window overlooking rear.

#### Family Bathroom 2.40m (7' 10") widest point x 1.71m (5' 7")

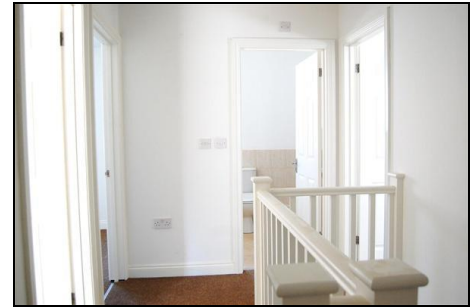
Panelled bath with mixer taps and shower attachment, pedestal wash basin, low level w.c, part tiled walls, tiled flooring, heated towel rail, double glazed frosted window.

#### 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,  
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