

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



St. Andrews Road Ramsgate **£ 162,500**



- Terraced House Close to Local Amenities
- Three Good Sized Bedrooms
- Sealed Unit Double Glazing
- Gas Fired Central Heating
- Through Lounge / Diner
- Popular Location & Ideal for Schools
- Family Bathroom
- No Onward Chain

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 ROAD. Xpertagents are delighted to be offering for sale this three bedroom mid terraced house, located on one of the ever popular Saint's Roads. In brief the accommodation will comprise of a through lounge measuring 23ft in length, fitted kitchen, two double bedrooms and one single, good size family bathroom, sealed unit double glazing to most windows, gas fired central heating and exposed varnished wooden flooring to ground floor accommodation. Externally you have the rear garden benefiting from both a crazy paved seating area leading onto the main section being mainly laid to lawn with a garden shed, gated rear access with wall and fenced perimeters. The property is offered with NO FORWARD CHAIN and is definitely one for your viewing list. Call Xpertagents today!

Entrance

Via sealed unit leaded light double glazed door with obscure sidelight to:

Hallway

Radiator, under stairs storage space, low level unit including electric meter, telephone point, varnished wood panelled flooring, stairs to first floor doorway to:

Lounge/Diner 7.21m (23'8") x 4.62m (15'2") x 9'9"

Sealed unit double glazed bay windows to front and sealed unit double glazed windows to rear, decorative fireplace with brick surround and tiled hearth, television point, under stairs storage space, radiator, coved ceiling, varnished wood panelled floor, glazed hardwood door to rear leading to:



Kitchen 2.44m (8'0") x 2.01m (6'7")

Range of wall and base units with complimentary work surfaces over, built in electric oven with 4 ring ceramic hob and extractor fan over, space and plumbing for washing machine and dishwasher, stainless steel single bowl sink unit and drainer, spotlights to ceiling, local tiling to walls, tiled flooring, sealed unit double glazed window to rear, sealed unit double glazed door with sidelight leading to rear garden.

Landing

Access to loft space via hatch, fitted carpet, doors to:

Bedroom One 3.71m (12'2") x 2.82m (9'3")

Sealed unit double glazed windows to front, radiator, dado rail, fitted carpet.

Bedroom Two 3.35m (11'0") x 3.02m (9'11")

Sealed unit double glazed windows to rear, radiator, cupboard space, coved ceiling, fitted carpet.

Bedroom Three 2.36m (7'9") x 1.83m (6'0")

Sealed unit double glazed window to front, radiator, fitted carpet.

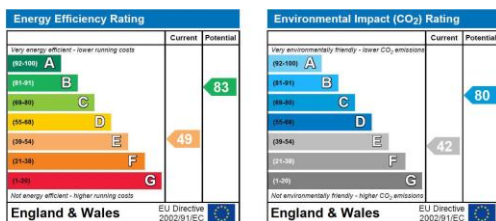
Bathroom 4.42m (14'6") x 1.83m (6'0")

Suite comprising of a panelled corner bath, low level flush WC, pedestal wash hand basin, separate shower cubicle, sealed unit double glazed window to rear, single glazed window to side, vinyl tiled flooring.

Rear Garden

Crazy paved seating space with small steps leading to the lawned area, garden shed, gated rear access, wall and fenced perimeters.

Energy Performance Certificate



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

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