

 **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



Fairfield Road, Ramsgate
£ 160,000



- Three double bedrooms
- Garage & Drive
- Spacious lounge

- Double Glazing
- Attractive garden
- Gas heating

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.

Xpert Agents are proud to be marketing this brilliant First Time Buyer home in the popular Fairfield Road Ramsgate. The home has been well looked after by the current owners and is deceptively spacious. There are 3 double bedrooms, family bathroom suite, w.c., fitted kitchen and a 21' x 20'7" Lounge and a lovely low maintenance rear garden. This family home also has the added benefit of off street parking, garage, double glazing and gas heating. Call today to arrange your viewing.

Porch

via double glazed frosted glass front door.

Double glazed frosted glass window to side, wood frame door to garage, double glazed frosted glass door in to

Hallway

radiator, under stairs storage, telephone point, heating thermostat, stairs to landing and doors to:

Kitchen 2.59m (8'6") x 2.49m (8'2")

Matching wall and base units with roll top work surface, inset stainless steel drainer unit with mixer tap over, double glazed window to front, 4 ring gas hob with oven under and extractor over, tiling to splash back, space and plumbing for washing machine and fridge/freezer.

Lounge/Diner 6.40m (21'0") x 6.27m (20'7")

radiators x2, coving, double glazed windows x2 to rear, tv point, open archway x2, double glazed door to the garden.

Garden

Low maintenance patio garden with seating area, wall perimeters, established flower beds, outside tap.

Garage

Up and over door, wall mounted meters, wall mounted "Vaillant" boiler, power and light, door to porch

Landing

Doors to:

Bedroom 1 3.66m (12'0") x 3.38m (11'1")

Double glazed window to front, radiator, loft access

Bedroom 2 3.38m (11'1") x 2.51m (8'3")

Double glazed window to rear, radiator, tv point

Bedroom 3 2.64m (8'8") x 2.49m (8'2")

Double glazed window to rear, radiator, airing cupboard with radiator, tv point

Bathroom

Double glazed frosted glass window to front, panelled bath with shower over and screen, pedestal wash hand basin, part tiled to 3 walls.

Separate WC

Double glazed frosted glass window to rear, low level wc



Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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