



10 Irchester Street, Ramsgate.

£ 235,000



- Modern town house
- Three generous sized bedrooms
- Modern fitted kitchen
- Double glazing and gas central heating
- Bathroom and separate ground floor WC
- Close to town centre, cliff top walks and Marina
- Offered with no onward chain
- Enclosed courtyard garden

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.

Modern town house built in 2006 situated on the popular East Cliff location which is within 1/4 mile of Ramsgate's town centre, attractive Royal Harbour, cliff top walks and Ramsgate Sands.

This family home is situated over three floors and comprises; three bedrooms modern fitted kitchen, lounge, family bathroom, separate ground floor cloakroom and patio garden to the rear. The vendor also advises us that they have an allocated parking space close by which is rented from the council and available under a separate agreement.

Ground floor

Front door to:

Entrance Hall: Radiator, featured down lighters, coved ceiling, stairs to first floor, under stairs cupboard with fuses and meters.

W.C: Low flush W.C, wash hand basin, radiator, extractor fan, featured down lighters

Lounge: 13'6" (4.11m) x 10'1" (3.07m) Two radiators, featured down lighters Georgian style sash window, double glazed to rear. Door opening onto rear garden.

Kitchen/Breakfast Room: 14'1" (4.29m) x 6' (1.83m) Cream shaker style units, wall, base and drawers with tongue and groove wood effect style work surface over. Four ring gas hob, in brushed chrome with electric oven under and brushed chrome extractor fan and light over. Tiled splashback, featured down lighters, stainless steel single sink unit with single drainer and mixer taps over. double glazed sash window to front, radiator.



First floor

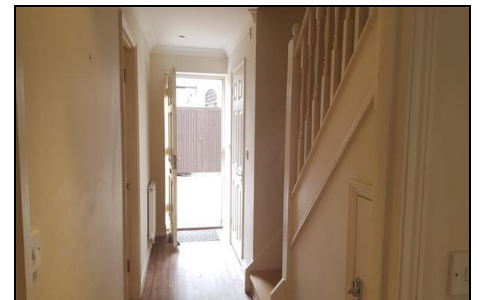
Landing: Featured down lighters radiator. Door to inner landing plus stairs to second floor.

Bedroom 1: 11'8" (3.56m) x 13'42" Double glazed Georgian style sash window to rear, radiator, featured down lighters coved ceiling, airing cupboard housing boiler for central heating and hot water.

Bedroom 3: 12'6" (3.81m) x 6' (1.83m) Radiator, featured down lighters coved ceiling, double glazed Georgian style sash window to front.

Bathroom: White suite comprising bath, mixer taps over, pedestal wash hand basin, Georgian style sash window to front, low flush W.C, featured down lighters extractor fan, radiator.

Stairs to second floor:



Second floor

Bedroom 2: 13'2" (4.01m) x 17'7" (5.36m) Georgian style sash window to front, radiator, featured down lighters, velux window to rear, radiator, 3 eaves storage cupboards.

Outside

Courtyard rear garden with gate and rear access.



Energy Performance Certificate

