

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



77 Crescent Road, Ramsgate



- Victorian Semi Detached House
- Four Double Bedrooms
- Over Three Floors
- Generous Living Accomodation
- Useful Loft Room
- Cellar

£ 229,995

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.

GREAT FAMILY HOME IN THE HEART OF RAMSGATE! Xpertagents are pleased to be bringing to the market this four double bedroom substantial Victorian Semi Detached House close to Local Amenities Including Train Station, Town Centre and Ramsgate's award winning Royal Harbour. To the ground floor you will find an entrance hall with door to open plan lounge/diner with a view of garden, door to downstairs cellar and a great size family kitchen with door leading to rear garden. To the first floor you will find the family bathroom as well as a separate shower room and two double bedrooms, then to the second floor you will find another two double bedrooms and a useful good size loft room that offers great storage space. This house does retain some period features including a cast iron fireplace, original coving and skirting in some rooms and beautiful high ceilings. The property is currently under going extensive works throughout including all flooring, paint work throughout the house & changes to most windows to UPVC glazing. This property would be ideal for a growing family, buy to let investment or as a second home / holiday home by the sea. Please call us on 01843 808088 to book your accompanied viewing.

Entrance

Via part glazed wooden door into :

Entrance Hall

Carpet flooring, radiator, door leading to single paned back door, stairs down to cellar, door leading to :

Lounge 4.21m (13' 10") x 3.95m (13' 0") approx

Single glazed bay window to front, marble effect fireplace with gas fire, carpet flooring, ceiling rose, television point, telephone point, radiator.

Diner 3.62m (11' 11") x 3.37m (11' 1") approx

Single glazed window to rear, original floorboards, ceiling rose, telephone point.

Kitchen 5.07m (16' 8") x 2.48m (8' 2") approx

Range of wall and base units with contemporary work top over, five gas burner with extractor hood over, eye level oven and grill, one and a half stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine, space for fridge, localised tiling, radiator, wall mounted boiler, single glazed window to rear.

Cellar

Housing the gas and electric meters, storage space.

First Floor Landing

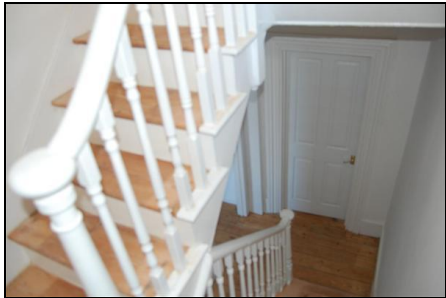
Single glazed window to side, carpet flooring, airing cupboard, doors leading to all rooms.

Family Bathroom 2.21m (7' 3") x 2.45m (8' 0")

Double glazed frosted window to rear, three piece suite comprising : low level WC, pedestal wash hand basin with mixer tap, bath with shower attachment over, radiator, fully tiled wall's and floor.

Shower Room

Shower cubicle with electric shower unit, low level WC, wall mounted sink unit with vanity cupboard under, fully tiled walls, lino flooring, double glazed window to side, radiator.



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Bedroom One 4.40m (14' 5") x 5.04m (16' 6") approx
 Single glazed window to front, exposed brick fireplace, carpet flooring, radiator, coving, skirting.

Bedroom Two 3.35m (11' 0") x 3.04m (10' 0")
 Single glazed window to rear, carpet flooring, two built in cupboards, radiator.

Stairs to Second floor landing
 Single glazed window to side, wooden stairs leading to loft room, door leading to

Bedroom Three 3.66m (12' 0") x 5.06m (16' 7") approx
 Two double glazed windows to front, carpet flooring, radiator, television point.

Bedroom Four 3.33m (10' 11") x 3.41m (11' 2") approx
 Single paned window to rear, carpet flooring, radiator, original victorian fireplace, coving, radiator.

Loft Room
 Via wooden stairs, single glazed window to side, carpet flooring, built in cupboard space into eaves.

Rear Garden 14.33m (47' 0") x 6.53m (21' 5") approx
 Walled perimeters, mostly laid to lawn, side access, patio area, shed.



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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