

Terence Painter

ESTATE AGENTS



- Refurbished Home
- End of Terrace
- Three Bedrooms
- Fitted Kitchen with Appliances
- Southerly Facing Garden
- 25'6" Lounge/Diner
- Cellar Room with Shower Room/W.C
- Well Appointed Bathroom
- Close Proximity to Shops, Schools & Transport Links
- No Forward Chain



23 Lillian Road, Ramsgate, Kent. CT117DT.

Freehold Offers in Excess of £300,000

REFURBISHED PERIOD HOME OFFERED TO THE MARKET WITH NO FORWARD CHAIN!

This stunning end of terraced house has recently undergone an extensive refurbishment and is conveniently located within a popular cul-de-sac in Ramsgate and is offered to the market with no forward chain.

This ideal first time buy, family home or buy to let is surprisingly spacious and comprises a welcoming entrance hall, 25'6" dual aspect lounge/diner, an impressive fitted kitchen with a wide range of appliances and a cellar room with a shower room/w.c. On the first floor there are three good size bedrooms and a well appointed bathroom.

Externally this home continues to impress with an enclosed landscaped southerly facing rear garden.

Situated within easy reach of Ramsgate Town centre and local amenities, viewing is highly recommended via the sole agent in order to appreciate the space that is on offer. Call Terence Painter Estate Agents now on 01843 866 866.

## Ground Floor

### Entrance

Access to the property is via a part glazed composite front door.

### Entrance Hall

There are carpeted stairs to the first floor, column radiator, ornate archway, tiled flooring, down lights and doors leading off to the kitchen and lounge/diner.

### Lounge/Diner

7.76m x 3.31m (25' 6" x 10' 10") There is a double glazed bay window to the front of the property, double glazed window to the rear, column radiators and a feature tiled fireplace with an oak beam mantel.

### Kitchen

4.92m x 2.75m (16' 2" x 9' 0") There is a double glazed window to the rear of the property and a glazed UPVC door to the side which gives access to the garden. The kitchen comprises an extensive range of fitted high gloss wall, base and drawer units with two integrated electric oven/grills and an induction hob with an extractor hood over. There is space and plumbing for an American style fridge/freezer, washing machine, tumble dryer and slimline dishwasher. This room also features a wall mounted combination boiler, sink unit with mixer tap inset to wood effect roll top worksurfaces, localised wall tiling, tiled flooring, down lights and a door to the basement level.

## Basement Level

### Cellar Room

3.19m max x 3.62m max (10' 6" x 11' 11") This is an L shaped room with a window to the front of the property, tiled flooring, downlights and a sliding door to the shower room/w.c.

### Shower Room/W.C

1.57m x 1.35m (5' 2" x 4' 5") There is a fully tiled shower cubicle, low level w.c with built in hand wash basin, down lights, tiled walls and flooring.

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## First Floor

### Landing

This is a split level landing with a built in linen cupboard, loft hatch, carpet flooring and doors leading off to the bedrooms and bathroom.

### Bedroom One

4.33m x 4.17m (14' 2" x 13' 8") There is a double glazed bay window to the front of the property, column radiator and carpet flooring.

### Bedroom Two

3.42m x 2.71m (11' 3" x 8' 11") There is a double glazed window to the rear of the property, radiator and carpet flooring.

### Bedroom Three

2.78m x 2.47m (9' 1" x 8' 1") There is a double glazed window to the rear of the property, radiator and carpet flooring.

### Bathroom

2.37m x 1.78m (7' 9" x 5' 10") There is a frosted double glazed window to the side of the property, bath with chrome mixer tap and shower over, wash hand basin with chrome mixer tap and a fitted illuminated mirror over, low level w.c, chrome ladder style towel radiator, down lights and fully tiled walls and flooring.

## Exterior

### Rear Garden

6.20m x 4.50m (20' 4" x 14' 9") This delightful southerly facing garden is mainly paved with a raised decked seating area. There is a raised flower bed and side access gate.

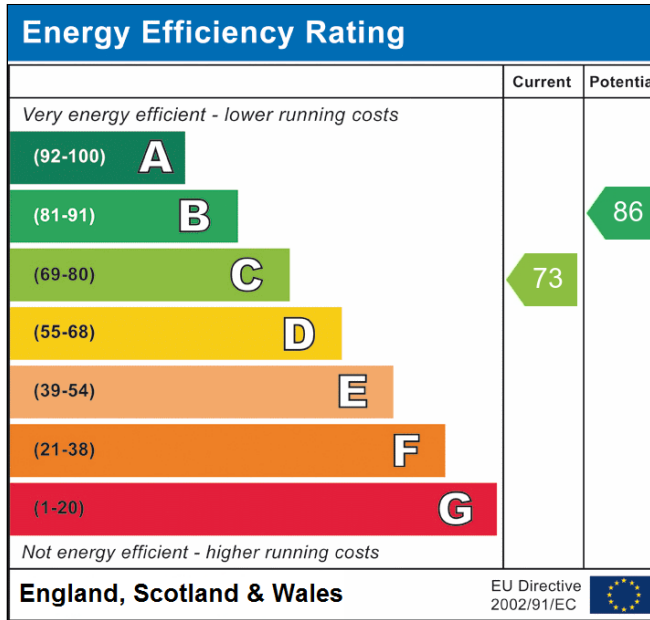
### Council Tax Band

The council tax band is B.



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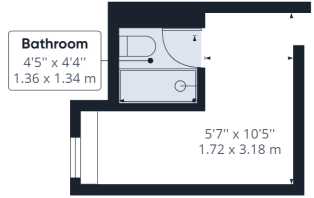


Viewing strictly by prior appointment with the Selling Agents  
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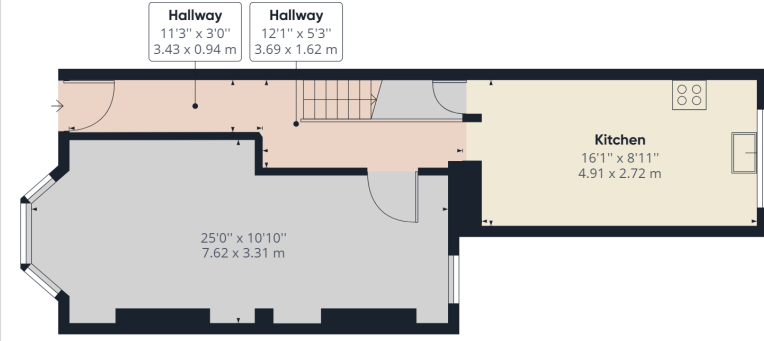
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

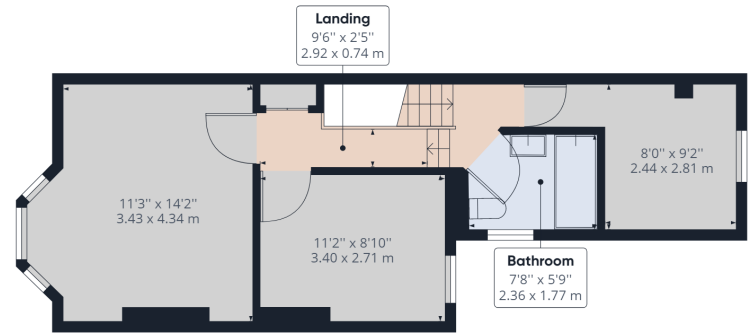
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Floor -1



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
928.60 ft<sup>2</sup>  
86.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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