

Terence Painter

ESTATE AGENTS



- Perfect First Time Buy
- Semi - Detached House
- Three Double Bedrooms
- 19'11" Double Aspect Lounge/Diner
- Off Road Parking for Multiple Vehicles
- Well Presented Accommodation
- 33" Rear Garden
- Popular Location



20 Kimberley Road, Ramsgate, Kent. CT126HQ.

Freehold £295,000

THREE BEDROOM SEMI DETACHED HOUSE - TURN THE KEY AND MOVE STRAIGHT IN TO THIS PERFECT FIRST TIME BUY OR FAMILY HOME!

This really is an exciting opportunity for first time buyers and those looking for the next step up on the property ladder to purchase this great size and well presented home which has been much loved by the current vendors who over the years have renovated it to an impressive standard. This home is ideally located for family life within easy access of Westwood Cross shopping centre, schools and transport links.

The generous size accommodation of this home includes a welcoming entrance hall, double aspect 19'11" lounge/diner, fitted kitchen/breakfast room with some integrated appliances and double glazed French doors to the 33" rear garden. This home continues to impress upstairs with three double bedrooms and a family bathroom.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing at this must see home.

INTERIOR

Porch

1.28m x 1.26m (4' 2" x 4' 2") Entrance into the property is gained via a wooden glazed door. The porch features a double glazed window to side, storage box and a UPVC frosted glazed door to enter.

Entrance Hall

2.16m x 2.06m (7' 1" x 6' 9") The entrance hall features vinyl flooring, storage cupboard, radiator, double glazed window to rear garden and carpeted stairs to the upper floor.

Lounge/Diner

6.07m x 3.68m (19' 11" x 12' 1") This bright and airy, double aspect lounge/diner includes two double glazed windows, vinyl flooring, TV point, radiator and a gas fire with exposed brick surround.

Kitchen/Breakfast Room

5.17m x 3.18m (17' 0" x 10' 5") The kitchen/breakfast room benefits from its double glazed French doors and window to the rear garden. It also features tiled flooring and partly tiled splashback walls, high and low level fitted kitchen units, stainless steel sink unit and gas hob inset to marble effect countertop, integrated electric oven, space an plumbing for fridge-freezer, washing machine and dryer, integrated dishwasher and a radiator.

Landing

2.39m x 1.43m (7' 10" x 4' 8") The landing features a loft hatch with a pull down ladder and carpeted flooring.

Principal Bedroom

3.45m x 2.99m (11' 4" x 9' 10") The principal bedroom features a double glazed window to side, storage cupboard, radiator and carpeted flooring.

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Bedroom Two

4.32m x 2.43m (14' 2" x 8' 0") Bedroom two features a double glazed window to front, built in wardrobes, radiator and carpeted flooring.

Bedroom Three

3.72m x 2.57m (12' 2" x 8' 5") Bedroom three features a double glazed window to rear, storage cupboard storing gas fired boiler, radiator and vinyl flooring.

Bathroom

2.39m x 1.72m (7' 10" x 5' 8") The bathroom has tiled walls and flooring, panelled bath, low level w.c, wash hand basin with mirror over, storage cupboard and two double glazed frosted windows to rear.

EXTERIOR

Rear Garden

10.13m x 8.90m (33' 3" x 29' 2") The 33" Easterly facing rear garden is mainly block paved with a lawned area in the middle and features a brick built garden storage (3.14m x 1.93m), fence borders and a side access gate.

Parking

This property benefits from having a driveway, with space for multiple vehicles.

Council Tax Band

The council tax band for this property is - B.

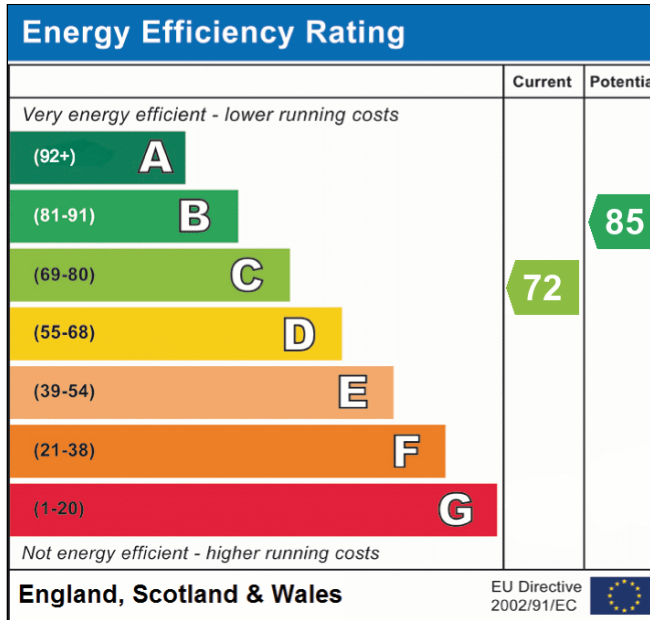
Personal Interest Declaration

In accordance with section 21 of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property: the vendor of the property is an associate of an employee of Terence Painter Estate Agents.



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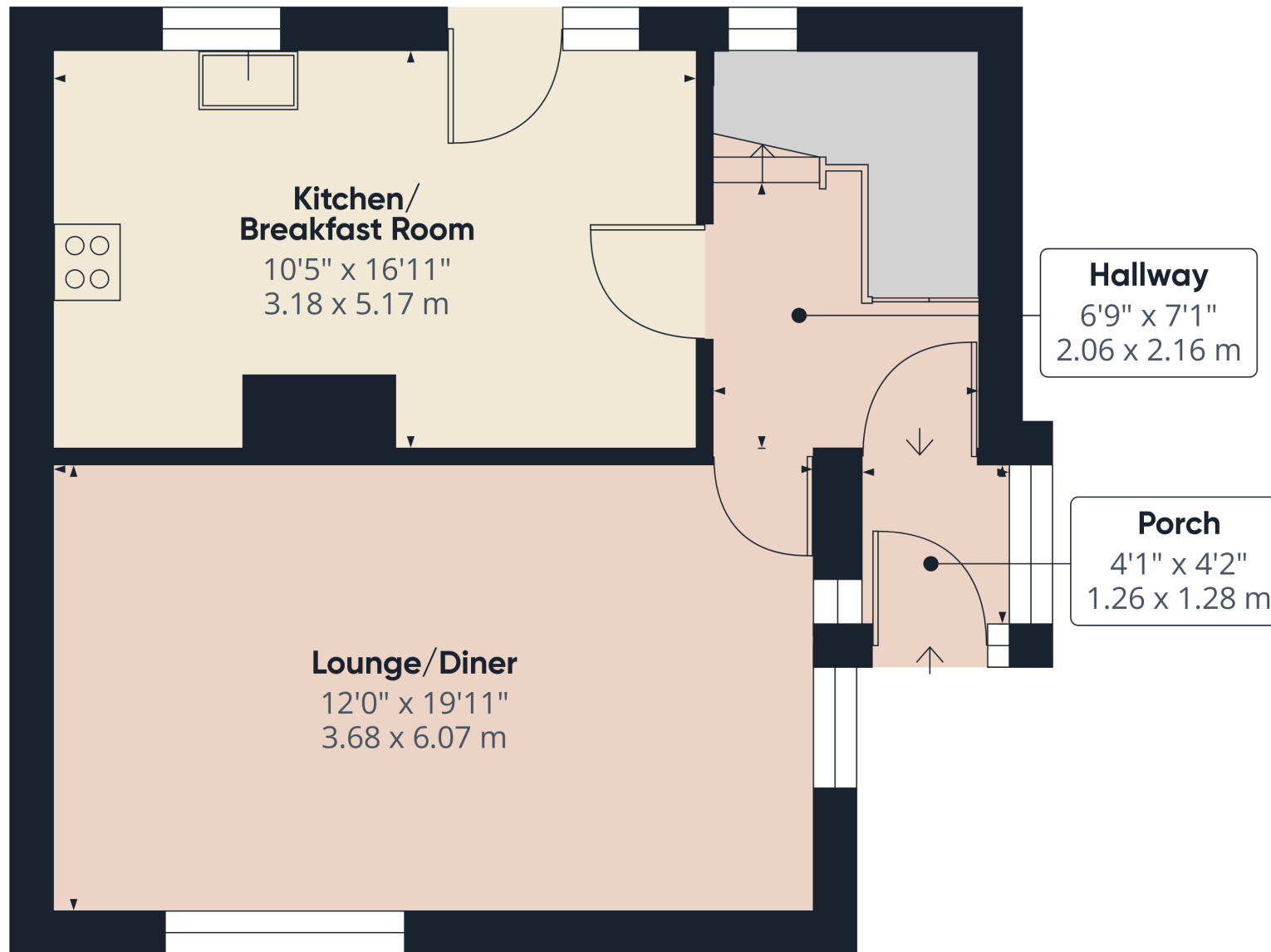


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor

Approximate total area⁽¹⁾

502.67 ft²

46.7 m²

(1) Excluding balconies and terraces

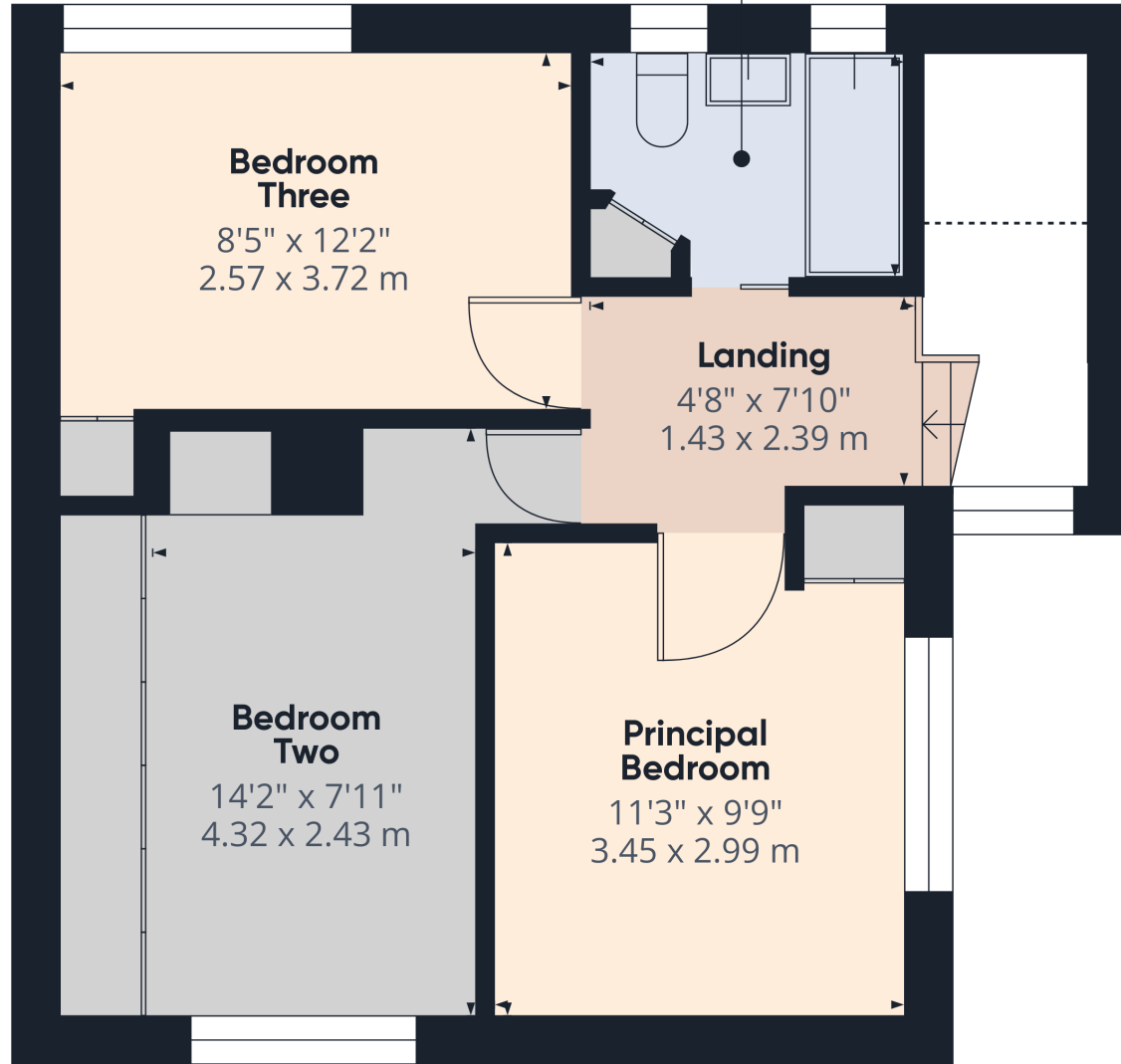
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

448.76 ft²
41.69 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

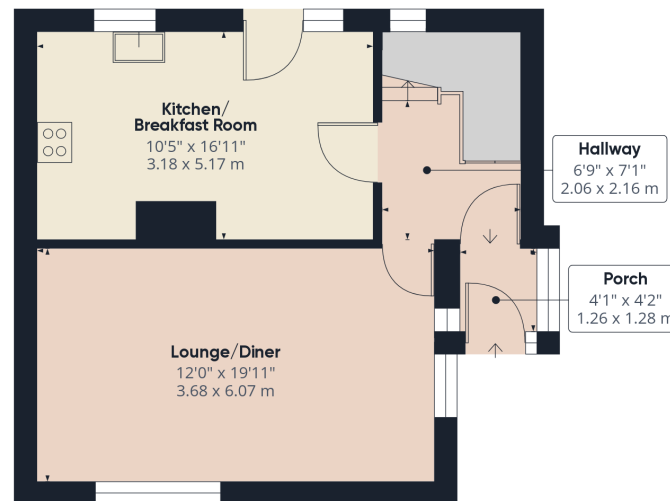
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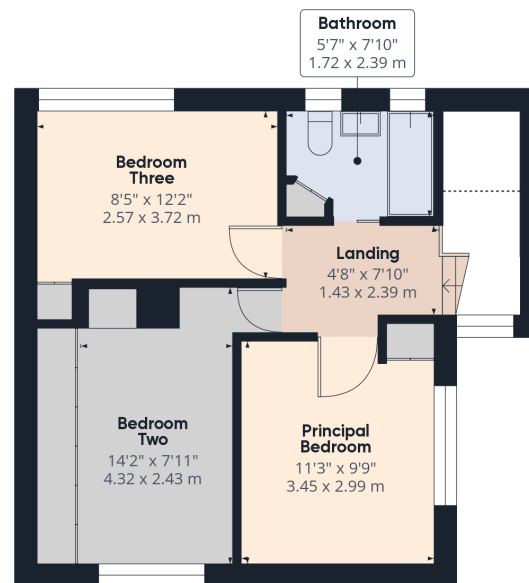
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

951.43 ft²
88.39 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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