Terence Painter
ESTATE AGENTS

- Brand New House
- End Of Terrace
- Three Bedrooms
- Master Bedroom With En-Suite
- High End Specification
- Private Parking Space
- Fitted Kitchen With Bosch Appliances
- Garden with Lawn & Patio
- Bluetooth Speaker System
- Built-in Wardrobe Cupboards
- Choice of Fitted Carpets

105 Plot 1, Grange Road, Ramsgate, Kent. CT119QB.

Freehold £324,950

BRAND NEW THREE BEDROOM END OF TERRACE HOUSE CLOSE TO RAILWAY STATION AND PARK

This brand new three bedroom end of terrace house is situated within half a mile of Ramsgate's mainline railway station and within a quarter of a mile of historic Ellington Park. This home has been finished to a high specification and will benefit from a 10 year building warranty. On the ground floor the property features an open hallway leading into the living room a fitted kitchen with Bosch appliances and a cloakroom/W.C. On the first floor are three bedrooms; each with fitted wardrobe cupboards and television points. The master bedroom features an en-suite shower room/W.C. and there is a family bathroom/W.C. At the rear of the property is a walled and fenced garden laid to lawn with a patio area adjacent to the property and a gate leading to a private parking space located to the rear. Register your interest now for a viewing appointment on 01843 866866.

Ground Floor

Entrance

Via composite part glazed front door to hallway with radiator, inset ceiling light and smoke detector. Wood effect vinyl flooring. Door to cloakroom W.C. Open to living room.

Cloakroom W.C.

With double glazed window to front. Fitted with low level W.C. and wash hand basin. Chrome ladder-style radiator. Inset ceiling lights. Extractor. Electric consumer panel. Wood effect vinyl flooring.

Living Room

4.590m x 4.560m (15' 1" x 15' 0") Double glazed French doors leading out to the rear garden and double glazed feature oriel-style window. Wood effect vinyl flooring. Two radiators. Inset ceiling lights. Open to:

Kitchen

4.510m into bay x 2.470m (14' 10" x 8' 1") Double glazed bay window to front. Fitted with a good range of hi-gloss units with integrated Bosch appliances including a high level oven, gas hob with extractor over, dish-washer and fridge-freezer. Space and plumbing for washing machine. One and a half bowl sink unit inset to wood effect work-surface area and tiled splash-back. Cupboard housing wall mounted combination boiler. Inset ceiling lights and blue-tooth speaker. Wood effect vinyl flooring.

First Floor

Landing

Built-in storage cupboard. Hatch to loft space. Smoke detector.

Bedroom One

3.00m x 2.550m (9' 10" x 8' 4") With double glazed oriel window to rear. Built-in wardrobe cupboard. Radiator. Inset ceiling lights. Television point for wall mounted TV.

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En-suite Shower Room

Fully tiled to walls and floor. Fitted with low level close coupled W.C., wash basin with vanity storage under and corner shower unit with rain-style and hand-held showers. Chrome ladder-style radiator. Extractor. Inset ceiling lights and blue-tooth speaker. Double glazed window to rear.

Bedroom Two

3.45m max narrowing to 2.72m x 2.53m (11' 4" to 8' 11" x 8' 4") Double glazed window to front. Built-in wardrobe cupboard. Radiator. Inset ceiling lights. Television point for wall mounted TV.

Bedroom Three

2.34m narrowing to 1.89m x 1.95m (7' 8" narrowing to 6' 2" x 6' 5") Double glazed window to front. Built-in wardrobe cupboard. Radiator. Inset ceiling lights. Television point for wall mounted TV.

Family Bathroom

Fully tiled to walls and floor. Fitted with low level W.C., wash basin with vanity storage under and panelled bath with rain-style and hand-held showers. Chrome ladder-style radiator. Extractor. Inset ceiling lights and blue-tooth speaker.

Exterior

Front Garden

With feature flint and brick boundary wall, and block paved path. Outside light.

Rear Garden

Walled and fenced garden with lawn and patio areas. Outside light. Gate leading out to parking area.

Private Parking Area

Block paved private parking space with access from Picton Road.

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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.

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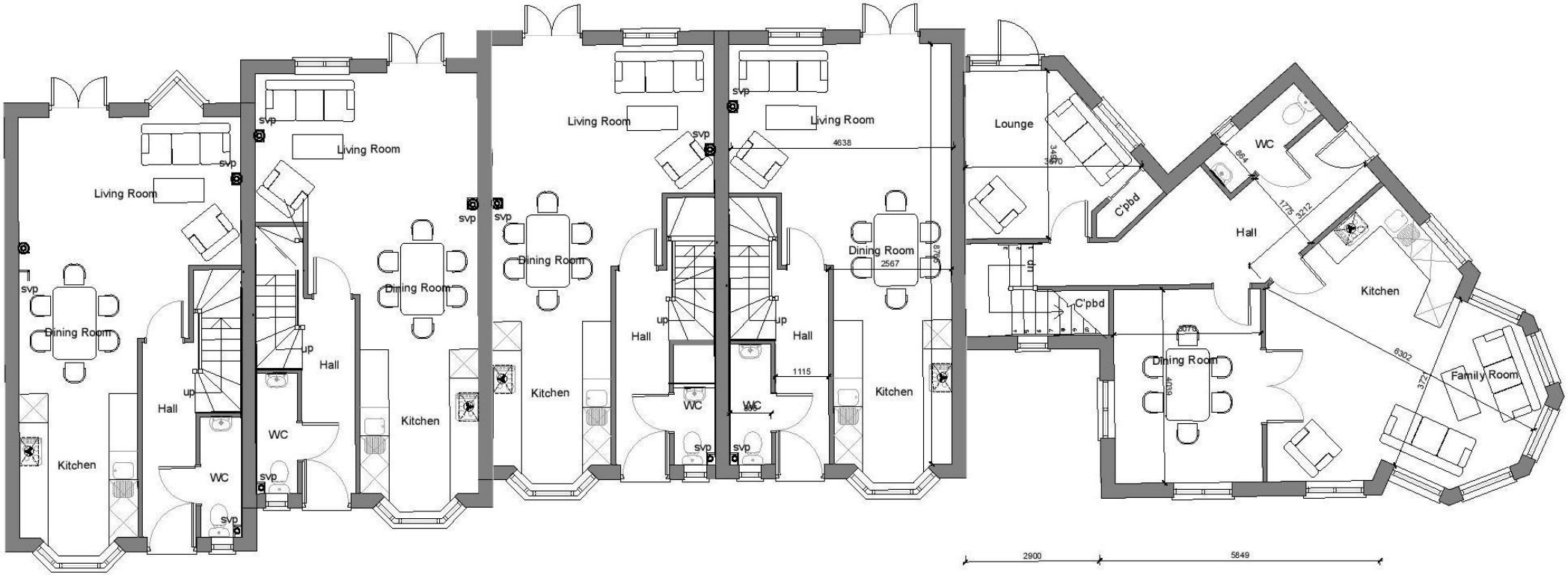

PLOT 1-5 1:100

Ground Floor

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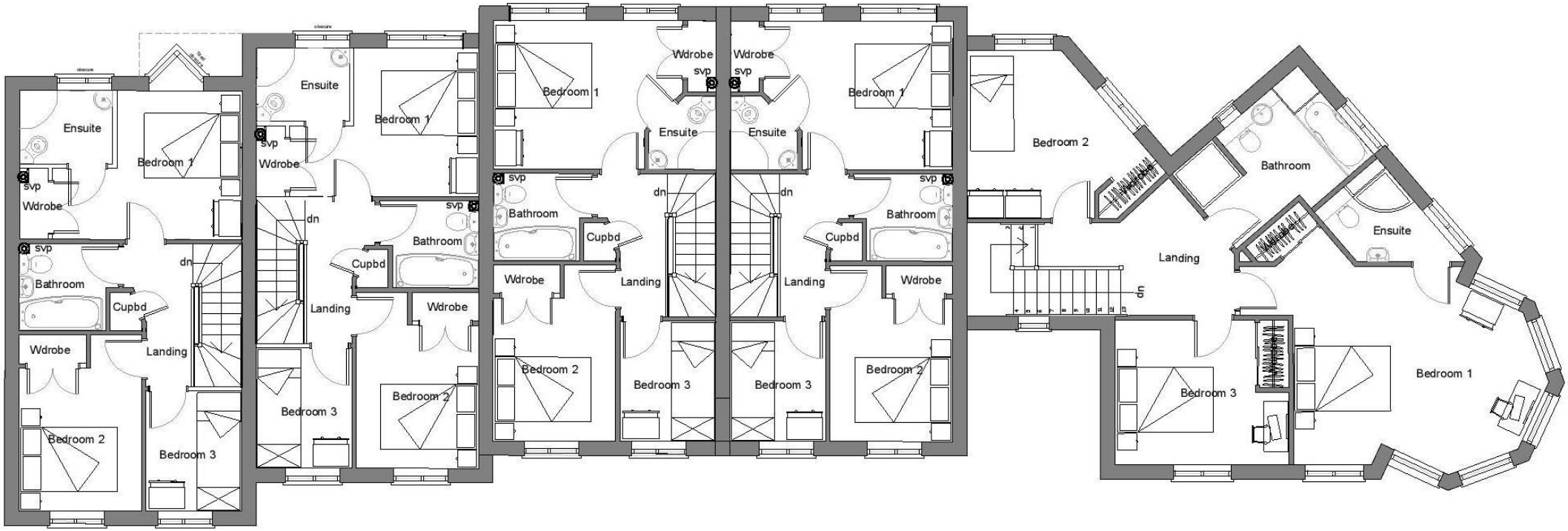

PLOT 1-5 1:100

First Floor

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