



Terence Painter

ESTATE AGENTS

- Perfect First Time Buy
- Terraced House
- Three Bedrooms
- 24'7" Lounge/Diner
- Spacious & Well Appointed Throughout
- 14'0" Principal Bedroom
- Low Maintenance Garden
- Close to Local Amenities, Shops & Schools



10 Fairlight Avenue, Ramsgate, Kent. CT126EH.

£250,000

ABSOLUTLEY PERFECT FIRST TIME BUY! THREE BEDROOM TERRACED HOME PRESENTED IN IMMACULATE CONDITION OFFERING SPACIOUS AND WELL APPOINTED LIVING SPACE THROUGHOUT!

This three bedroom terraced home is a gem of a property that has been much loved and cared for by the current vendors, who have renovated and maintained the property to its impressive standard throughout. Internally this property benefits from a welcoming entrance hall, bright and airy 24'7" lounge/diner, double aspect kitchen, well appointed bathroom and three bedrooms.

Externally the property has a rear courtyard garden that features an artificial lawned area paved seating area. There is on street parking available immediately outside the property.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing!

INTERIOR

Entrance Hallway

4.43m x 0.94m (14' 6" x 3' 1") Entrance into the property is gained via a UPVC stained glass door. The entrance hallway features wooden flooring, radiator, downlights, door to lounge/diner and carpeted stairs to upper floor.

Lounge/Diner

7.50m x 3.28m (24' 7" x 10' 9") The double aspect lounge/diner benefits from a large double glazed bay window to front and double glazed UPVC door to rear garden, two radiators, television point and wooden flooring.

Kitchen

3.78m x 2.75m (12' 5" x 9' 0") The kitchen features a double glazed window to side and rear overlooking the courtyard garden. There are high and low level kitchen units, space and plumbing for fridge-freezer, washing machine and dishwasher. There is an integrated electric oven with gas hob and extractor hood over and a stainless steel sink unit inset to marble effect worktop.

Landing

3.32m x 1.52m (10' 11" x 5' 0") The landing has a loft hatch, down lights and carpeted flooring.

10 Fairlight Avenue, Ramsgate, Kent. CT126EH.

£250,000

Principal Bedroom

4.31m x 3.33m (14' 2" x 10' 11") The principal bedroom has a double glazed window to front, television point, radiator and carpeted flooring.

Bedroom Two

3.40m x 2.72m (11' 2" x 8' 11") Bedroom two has a double glazed window to rear, television point, radiator and carpeted flooring.

Bedroom Three

2.75m x 1.51m (9' 0" x 4' 11") Bedroom three has a double glazed window to rear, television point, radiator and carpeted flooring.

Bathroom

2.04m x 1.71m (6' 8" x 5' 7") The bathroom features a frosted double glazed window to rear, vanity wash hand basin with storage under and mirror over, panelled bath with shower attachment and screen, low level w.c, radiator, tiled walls and flooring.

EXTERIOR

Rear Garden

The property benefits from a low maintenance courtyard garden that features a small artificial lawned area and a paved seating area.

Parking

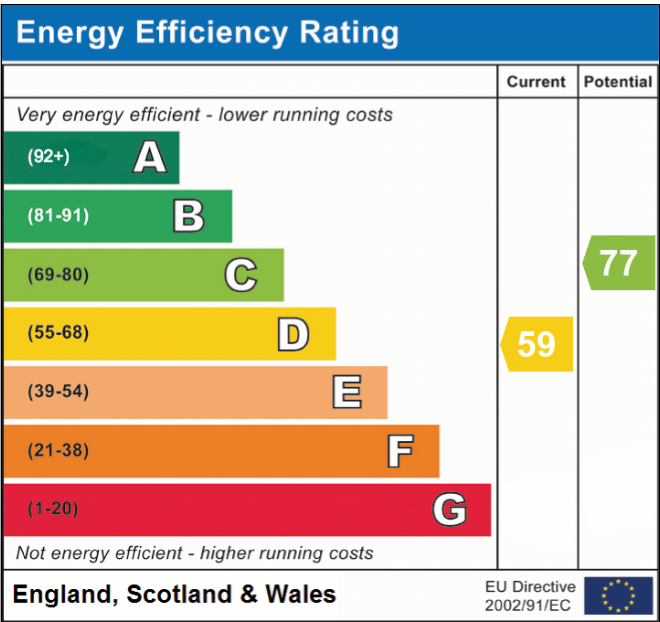
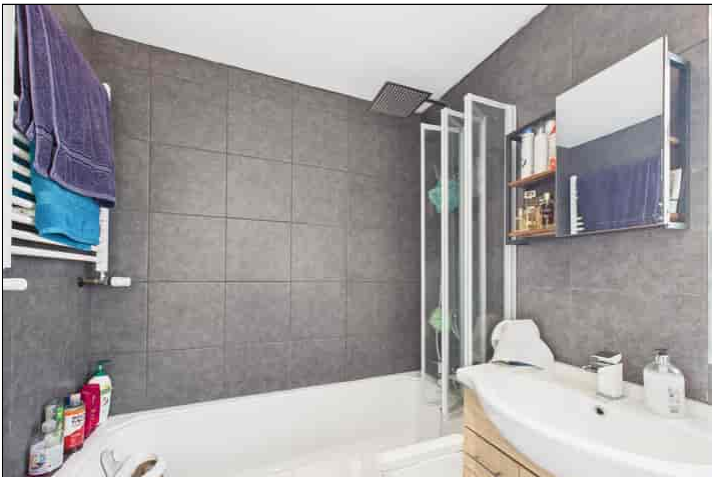
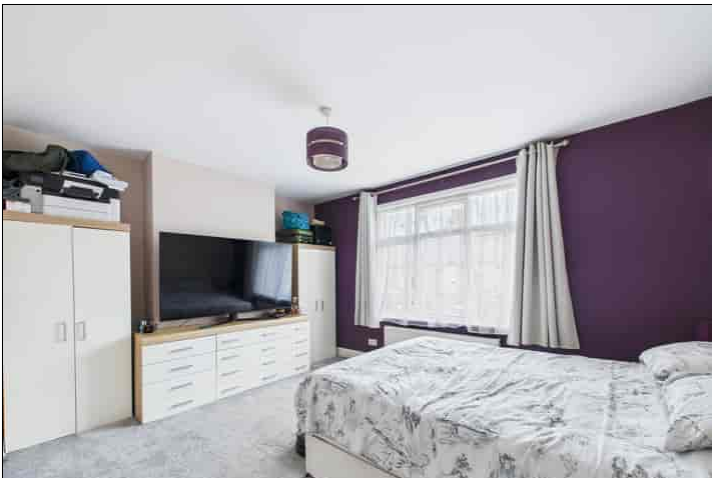
There is on street parking available immediately outside the property.

Council Tax Band - B.



10 Fairlight Avenue, Ramsgate, Kent. CT126EH.

£250,000

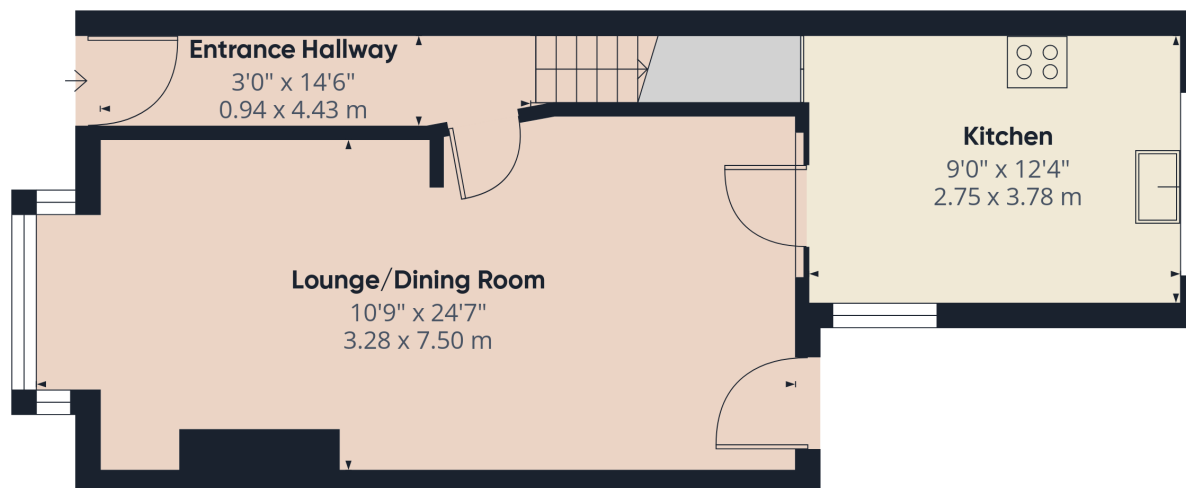


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

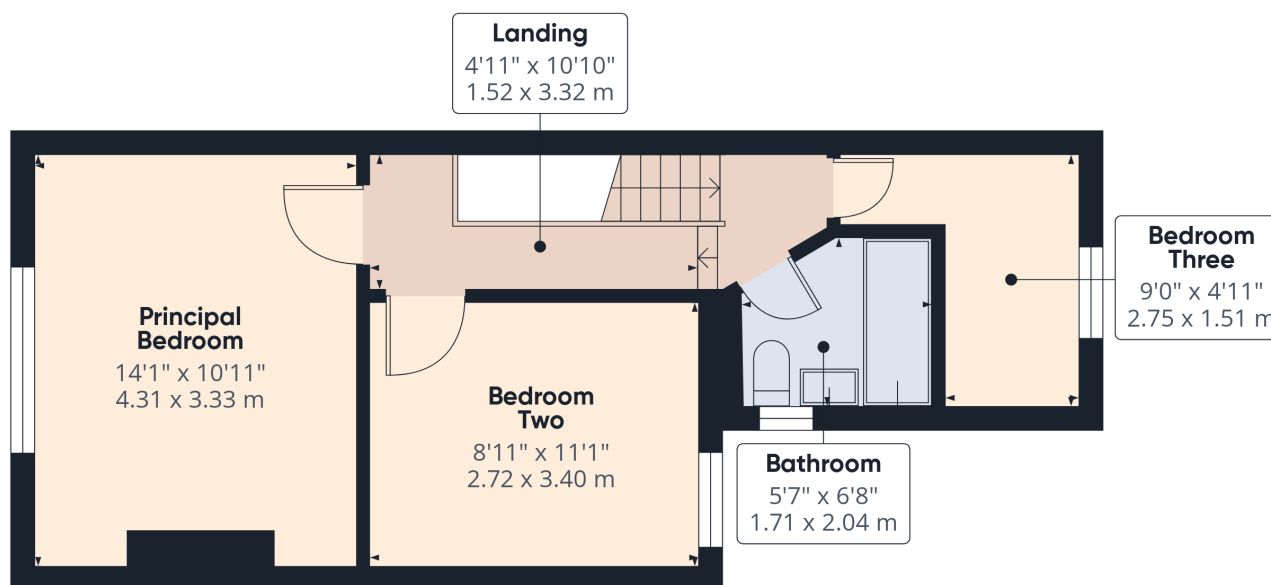
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in 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.

Terence Painter

ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area⁽¹⁾

827 ft²

76.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

10 Fairlight Avenue, Ramsgate, Kent. CT126EH.

£250,000