

Terence Painter

ESTATE AGENTS



- No Forward Chain!
- Three Bedroom Semi-Detached House
- 69' Rear Garden
- Extra Wide Garden with Potential
- Garage & Driveway
- 17'0" Lounge
- 13'10" Dining Room
- Utility Room/Wet Room
- Kitchen with Integrated Appliances
- Sought After Address



17 Nethercourt Farm Road, Ramsgate, Kent. CT11 0RU.

Freehold £375,000

SPACIOUS SEMI-DETACHED THREE DOUBLE BEDROOM HOUSE WITH A 69' REAR GARDEN BEING OFFERED WITH NO FORWARD CHAIN IN SOUGHT AFTER NETHERCOURT FARM ROAD!

This home benefits in many areas such as its impressive size, superb location and its beautiful curb appeal with its landscaped front garden and off street parking. The inside of the house continues to impress with a 13'10" dining room, 17'0" lounge, kitchen with integrated appliances, utility room/wet room and integral garage. The first floor features a family bathroom and three double bedrooms. Externally this property boasts a 69'4" landscaped rear garden and ample extra space to the side of the property offering potential.

This property finds itself situated in the extremely sought after Nethercourt Farm Road, close to the sought after St Lawrence area of Ramsgate and close to Ramsgate's West Cliff and the towns bustling High Street, local shops and amenities, restaurants, bars and surrounding beaches.

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

INTERNAL

Porch

1.68m x 0.66m (5' 6" x 2' 2") The porch features carpeted flooring and entrance is gained via double glazed French doors.

Entrance Hallway

4.20m x 1.80m (13' 9" x 5' 11") The entrance hallway features under stairs storage cupboards, radiator and carpeted flooring.

Dining Room

4.22m x 3.57m (13' 10" x 11' 9") The dining room features a double glazed bay window to front, radiator and carpeted flooring.

Lounge

5.19m x 3.21m (17' 0" x 10' 6") The lounge features a double glazed bay window to rear, feature fireplace, radiator and carpeted flooring.

Kitchen

3.45m x 2.10m (11' 4" x 6' 11") The kitchen features high and low level fitted units, stainless steel sink unit inset to roll edge countertop, double glazed window to rear garden, integrated electric oven with gas hob and extractor hood over, gas fired boiler, radiator, space and plumbing for fridge-freezer and wooden flooring.

Side Lobby

2.83m x 1.44m (9' 3" x 4' 9") This room features a double glazed door to rear garden, door to the wet room/utility room and concrete flooring.

Wet Room/Utility Room

2.84m x 2.11m (9' 4" x 6' 11") This room features a low level w.c, shower cubicle with hand held shower, space and plumbing for washing machine, high and low level fitted units, wash hand basin, radiator and two double glazed frosted windows to rear.

Landing

2.72m x 1.11m (8' 11" x 3' 8") The landing features a double glazed frosted window to the side and carpeted flooring.

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Principal Bedroom

4.41m x 3.79m (14' 6" x 12' 5") The principal bedroom features a double glazed bay window to front, radiator and carpeted flooring.

Bedroom Two

3.63m x 3.01m (11' 11" x 9' 11") The second bedroom features a double glazed window to the rear, radiator, built in storage cupboard and carpeted flooring.

Bedroom Three

2.62m x 2.44m (8' 7" x 8' 0") The third bedroom is currently used as a home office and features a double glazed window to rear, radiator, fitted counter-top and carpeted flooring.

Bathroom

1.93m x 1.92m (6' 4" x 6' 4") The bathroom features a low level w.c, panelled bath, radiator, double glazed frosted window to front, wash hand basin with storage over, loft hatch, half tiled walls and carpeted flooring.

EXTERNAL

Garage

5.86m x 2.85m (19' 3" x 9' 4")

Rear Garden

21.13m x 13.28m (69' 4" x 43' 7") The large mature garden features a patio walkway, lawned areas with fence borders and a wooden summer-house.

Council Tax Band

The Council tax band for this property is - C.

Parking

There is off street parking available with a driveway and garage.



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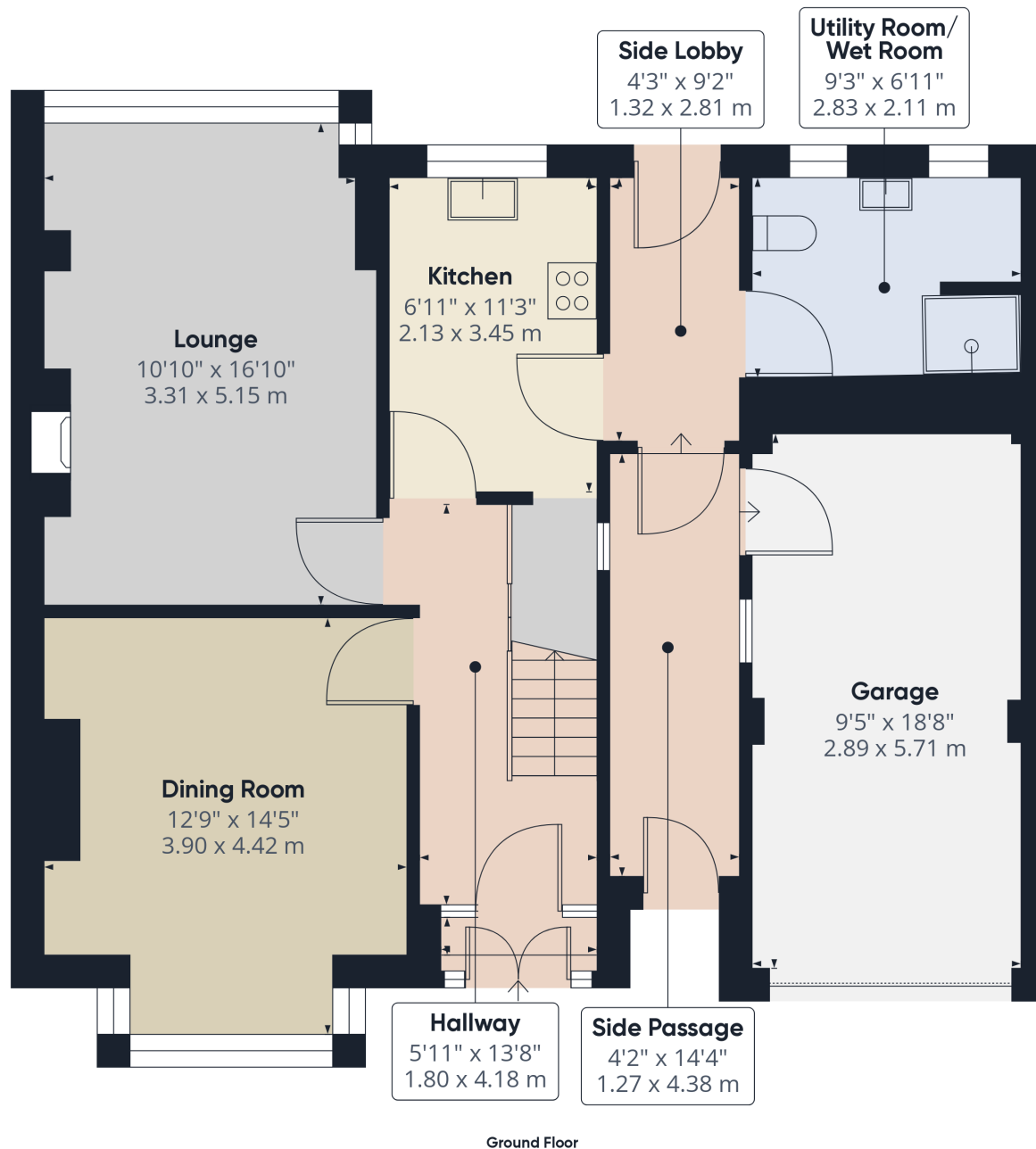


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

881.67 ft²

81.91 m²

(1) Excluding balconies and terraces

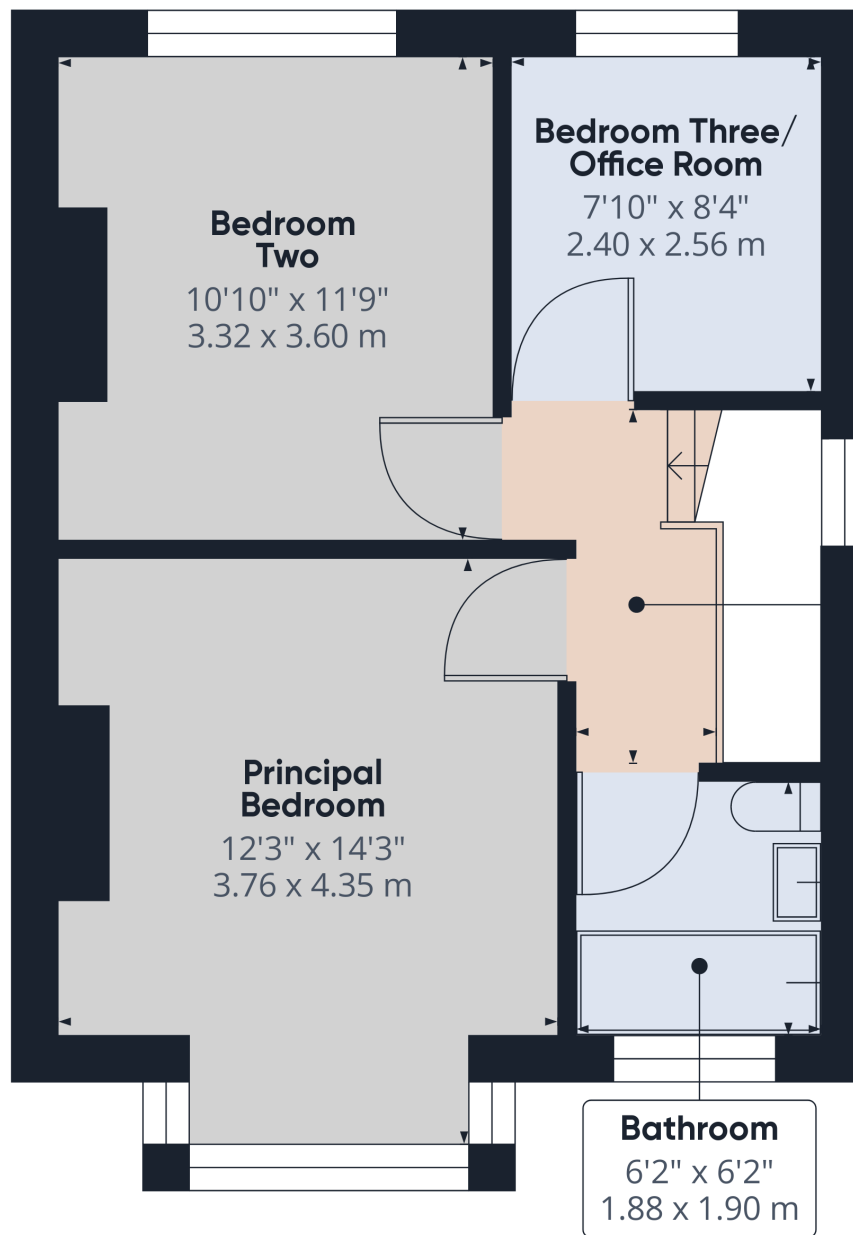
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

428.51 ft²

39.81 m²

(1) Excluding balconies and terraces

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