



Terence Painter

ESTATE AGENTS

- Three Bedroom Terrace Town House
- Off Street Parking & Garage
- Accommodation Arranged Over Three Floors
- Kitchen with Integrated Appliances
- Utility Room
- Courtyard Garden
- Two W.C's
- Distant Sea Views



34 St Augustines Park, Ramsgate, Kent. CT110DF.

Freehold £295,000

BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM TOWN HOUSE LOCATED IN THE SOUGHT AFTER ST. AUGUSTINES PARK.

This immaculate three bedroom town house offers more than meets the eye and is a perfect first time buy. The ground floor benefits from a welcoming entrance hall that leads onto the downstairs W.C., utility room, garage and rear courtyard garden. Then onto the first floor where you will find the generous 15'4" lounge and the kitchen/breakfast room with integrated appliances. Lastly the top floor that features the bathroom, 12'2" principal bedroom and two further bedrooms with sea views.

This property is located in the sought after West Cliff area of Ramsgate and is close to the 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.

Ground Floor

Porch

1.91m x 0.79m (6' 3" x 2' 7") Enter the porch via a double glazed frosted UPVC door, the porch features exposed brick walls, tiled flooring and a double glazed frosted window.

Entrance Hallway

4m x 1.10m (13' 1" x 3' 7") The entrance hall features a storage cupboard, laminate flooring, radiator and down lights.

W.C.

2.72m x 1.04m (8' 11" x 3' 5") Low level w.c, wash hand basin, double glazed frosted window to rear and laminate flooring.

Utility Room

3.6m x 2.72m (11' 10" x 8' 11") The utility room features high and low level fitted units, feature butler sink with surround, gas fired boiler, space and plumbing for washing machine, double glazed window and door to rear courtyard garden, radiator and laminate flooring.

Garage

5.10m x 2.62m (16' 9" x 8' 7") The garage has electricity, an up and over door, consumer unit and gas meter.

Rear Courtyard Garden

8m x 4.88m (26' 3" x 16' 0") Patioed rear courtyard featuring established planting and a timber built storage shed (1.44m x 1.20m).

First Floor

Lounge

4.85m x 3.70m (15' 11" x 12' 2") The lounge features double glazed windows to the front, TV point, radiator and wooden flooring.

34 St Augustines Park, Ramsgate, Kent. CT110DF.

£295,000

Kitchen/Breakfast Room

3.99m x 1.92m (13' 1" x 6' 4") The kitchen features two double glazed windows to the rear, stainless steel sink unit inset to roll edge countertop, integrated electric oven with gas hob and extractor over, dishwasher, space and plumbing for fridge-freezer, high and low level fitted units, radiator, storage cupboard and wooden flooring.

SECOND FLOOR

Landing

2.58m x 1.08m (8' 6" x 3' 7") Carpeted flooring.

Principal Bedroom

2.09m x 1.66m (6' 10" x 5' 5") The principal bedroom features a double glazed window to rear, built in wardrobe, radiator and carpeted flooring.

Bedroom Two

2.92m x 2.34m (9' 7" x 7' 8") Bedroom two features a double glazed window to the front with distant sea views, radiator and carpeted flooring.

Bedroom Three/Office Room

2.38m x 2.18m (7' 10" x 7' 2") Bedroom three features a double glazed window to the front with distant sea views and carpeted flooring.

Bathroom

2.09m x 1.66m (6' 10" x 5' 5") The bathroom features a panelled bath with hand held shower attachment, low level w.c, chrome ladder style radiator, wash hand basin, double glazed frosted window to rear and down lights.

Council Tax Band

The council tax band for this property is - C.

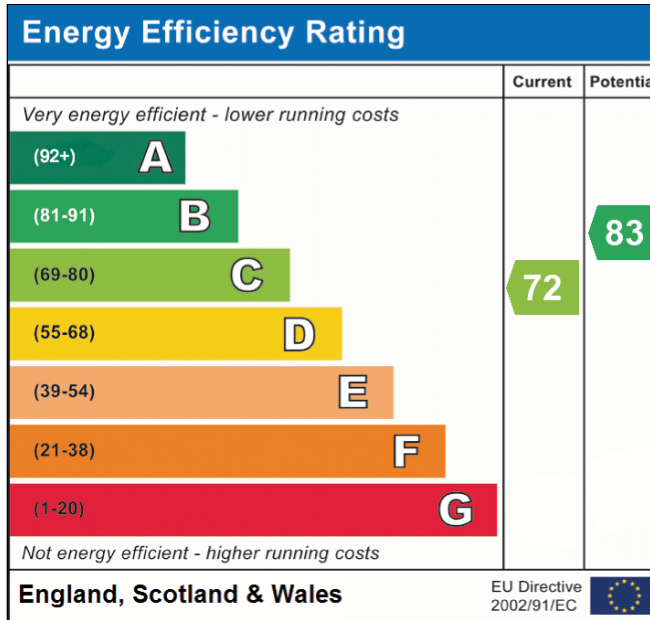
Parking

The property benefits from a driveway providing off street parking.



34 St Augustines Park, Ramsgate, Kent. CT110DF.

£295,000

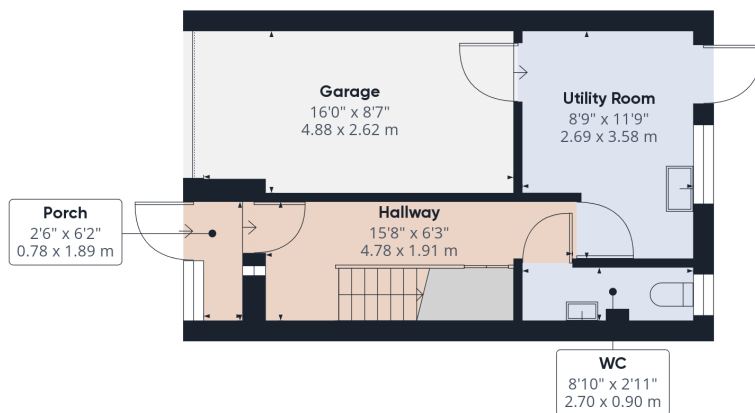


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

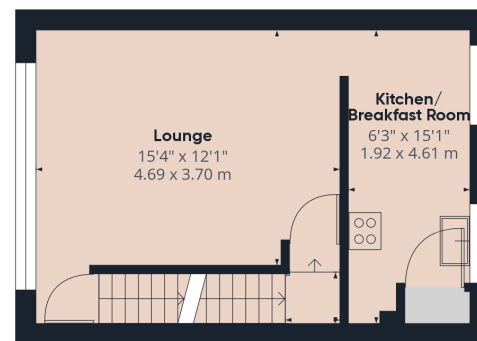
Email: sales@terencepainter.co.uk

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

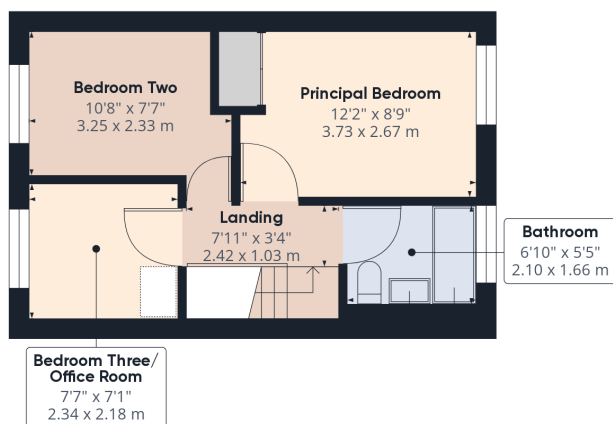
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in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



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

967.24 ft²

89.86 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.

GIRAFFE360