



Terence Painter

ESTATE AGENTS

- Semi-Detached House
- Three Bedrooms
- Lounge with Granite Fireplace
- Garden Room
- 17'2" Kitchen/Diner with Integrated Appliances
- No Forward Chain
- Close Proximity to Shops, Schools & Transport Links
- Low Maintenance Private Garden
- Driveway
- Well Presented Accommodation



65 Station Approach Road, Ramsgate, Kent. CT11 7RN.

Freehold £330,000

SPACIOUS THREE BEDROOM HOUSES IDEALLY LOCATED FOR FAMILY LIFE AND BEING OFFERED WITH NO FORWARD CHAIN!

This well presented three bedroom semi detached home is situated in a popular and sought after residential area located within just yards of the train station with high speed services to London and is within a mile radius of the towns many High Street shops, amenities, Royal harbour and picturesque beach.

The spacious and versatile accommodation of this home comprises an entrance porch, welcoming entrance hall, lounge with a granite fireplace, 17'2" kitchen/diner with a range of integrated appliances and a garden room with double glazed sliding doors to the garden.

One the first floor are three bedrooms, shower room (formerly a bathroom) and a separate w.c. Externally this home continues to impress with a low maintenance rear garden and a driveway.

This home is being offered with no forward chain, so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access is via a part glazed UPVC front door with sidelight to the entrance porch.

Entrance Porch

There are tiled walls to dado level, carpet flooring and a glazed wooden door to the entrance hall.

Entrance Hall

3.95m x 1.60m (13' 0" x 5' 3") There are carpeted stairs to the first floor, under stairs storage cupboard, meter cupboard, radiator, telephone point, carpet flooring and doors leading off to the lounge and kitchen/diner.

Lounge

4.01m x 3.48m (13' 2" x 11' 5") There is a double glazed bay window to the front of the property, feature granite fireplace, television point and carpet flooring.

65 Station Approach Road, Ramsgate, Kent. CT11 7RN.

£330,000

Kitchen/Diner

5.23m x 3.50m (17' 2" x 11' 6") This is a well defined L shaped room with the kitchen featuring a range of shaker style wall, base and drawer units with integrated appliances including an electric oven/grill, fridge, washing machine and four burner gas hob with an extractor hood over. There is a stainless steel sink unit inset to black granite effect roll top worksurfaces, tiled walls, vinyl flooring and windows to the side and rear of the property. The dining area features glazed wooden French doors to the garden room, feature gas fireplace, television point and carpet flooring.

Garden Room

4.45m x 2.41m (14' 7" x 7' 11") This room is brick built construction and features double glazed windows to the side and rear of the property and double glazed sliding doors to the rear which provides access to the garden. There is a radiator and carpet flooring.

First Floor

Landing

There is a frosted double glazed window to the side of the property, loft hatch, carpet flooring and doors leading off to the bedrooms, shower room and separate w.c.

Bedroom One

3.58m x 3.21m (11' 9" x 10' 6") There is a double glazed window to the rear of the property, fitted wardrobe, radiator and carpet flooring.

Bedroom Two

3.52m x 3.19m (11' 7" x 10' 6") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Three

2.27m x 1.98m (7' 5" x 6' 6") There is a double glazed window to the front of the property, radiator and carpet flooring.

Shower Room (Formerly a bathroom)

1.94m x 1.37m (6' 4" x 4' 6") There is a frosted double glazed window to the rear of the property, large shower cubicle, wash hand basin with mixer tap inset to a vanity unit, radiator, extractor and vinyl flooring.

W.C

There is a frosted double glazed window to the side of the property, low level w.c, fully tiled walls and vinyl flooring.

65 Station Approach Road, Ramsgate, Kent. CT11 7RN.

£330,000

Exterior

Rear Garden

11.06m x 6.52m (36' 3" x 21' 5") This is a low maintenance rear garden with steps leading down from the house to a paved seating area with two complementing footpaths with one leading to a large timber shed and the other leads to a further paved seating area to the rear of the garden. The remainder of the garden is mainly artificial lawn. There is a side access gate..

Driveway

There is a block paved driveway to the front of the property.

Council Tax Band

This property is council tax band B.



65 Station Approach Road, Ramsgate, Kent. CT11 7RN.

£330,000

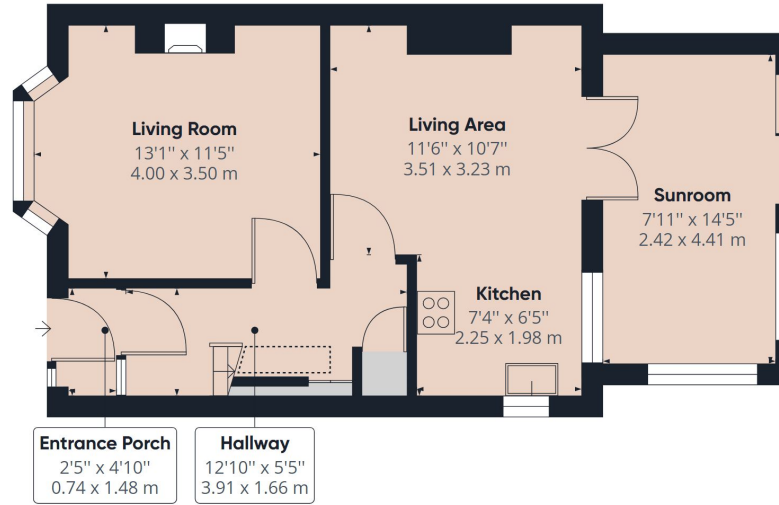


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

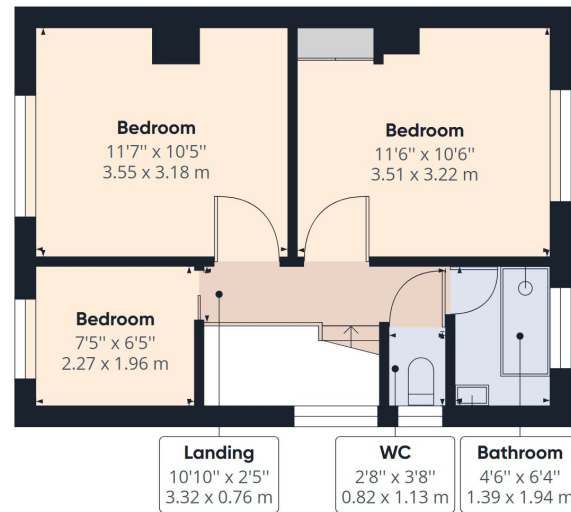
Email: sales@terencepainter.co.uk

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

Approximate total area⁽¹⁾

881.20 ft²
81.87 m²

Reduced headroom

7.41 ft²
0.69 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

65 Station Approach Road, Ramsgate, Kent. CT11 7RN.

£330,000