

Terence Painter

ESTATE AGENTS



- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- 85' Rear Garden
- Off Road Parking for Multiple Vehicles
- Outside Utility Room & W.C.
- Spacious & Airy Living Accommodation
- Close to Transport Links, Schools and Shops



47 Wilfred Road, Ramsgate, Kent. CT117RD.

Freehold £399,950

This charming extended three bedroom semi-detached house is suited perfectly for family living, boasting spacious living accommodation throughout and a huge rear garden!

Internally the property benefits from a welcoming entrance hallway, lounge with a large bay window, dining room with a log burner, second reception room with double glazed sliding doors to the rear garden, and kitchen with integrated appliances. Upstairs there are three good sized bedrooms and a bathroom.

Externally the front of the property features a spacious block paved driveway offering off-street parking for multiple vehicles and to the rear, an 85' garden with a large paved seating area, a very good size lawned area, and an outbuilding split in two; one side with a w.c and the other a utility room.

This home is situated in a convenient part of Ramsgate, with easy access to excellent transport links; being just a few metres from the railway station with Hi-Speed access to London, St Pancras. Schools, shopping centres, parks, local amenities and Ramsgate town centre are all within easy reach.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewi

INTERNAL

Entrance Hallway

4.28m x 1.81m (14' 1" x 5' 11") Entrance into the property is gained via a composite door with two frosted pane windows either side. The entrance hallway features, carpeted staircase, understairs storage space, radiator and wood effect flooring.

Lounge

4.41m x 3.97m (14' 6" x 13' 0") Featuring a double glazed bay window to the front, feature fireplace, radiator and wooden flooring.

Dining Room

3.60m x 3.52m (11' 10" x 11' 7") The dining room has a log burner, radiator and wood effect flooring and is open to the second reception room:

Reception Room Two

4.28m x 3.03m (14' 1" x 9' 11") Double aspect room with two high level windows to the side and double glazed sliding doors to the rear, radiator and wood effect flooring.

Kitchen

3.37m x 2.17m (11' 1" x 7' 1") The kitchen benefits from a double glazed window overlooking the rear garden and a UPVC frosted glazed door to the garden, high and low level kitchen units, integrated dishwasher and oven with electric hob, stainless steel sink unit inset to countertops and wood effect flooring.

Landing

2.41m x 1.14m (7' 11" x 3' 9") Featuring a double glazed, stained glass and frosted window to the side and carpeted flooring.

Principal Bedroom

4.30m x 2.82m (14' 1" x 9' 3") The principal bedroom benefits from a double glazed bay window to the front, wall to wall fitted wardrobe, radiator and wooden flooring.

Bedroom Two

3.58m x 2.92m (11' 9" x 9' 7") Featuring a double glazed window overlooking the rear garden, fitted wardrobe space, radiator and carpeted flooring.

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Bedroom Three

2.33m x 1.94m (7' 8" x 6' 4") Double glazed window to the front, radiator and carpeted flooring.

Bathroom

2.43m x 2.41m (8' 0" x 7' 11") The bathroom has a frosted double glazed window to the rear, panelled bath with a glass screen and shower attachment, chrome ladder style radiator, wash hand basin, partly tiled walls and wooden flooring.

EXTERNAL

Front Garden

The front of the property benefits from a brick paved driveway, offering off-street parking for multiple vehicles.

Rear Garden

This property has an 85' easterly facing rear garden. Immediately to the rear of the property there is a large brick paved seating area and an outbuilding that houses the W.C and utility room. The rest of the garden offers a great size lawned area with mature hedged and fence borders creating a lot of privacy.

Out Building Comprising:

W.C.

1.67m x 0.95m (5' 6" x 3' 1") Window to the side, low level w.c and wash hand basin.

Utility Room

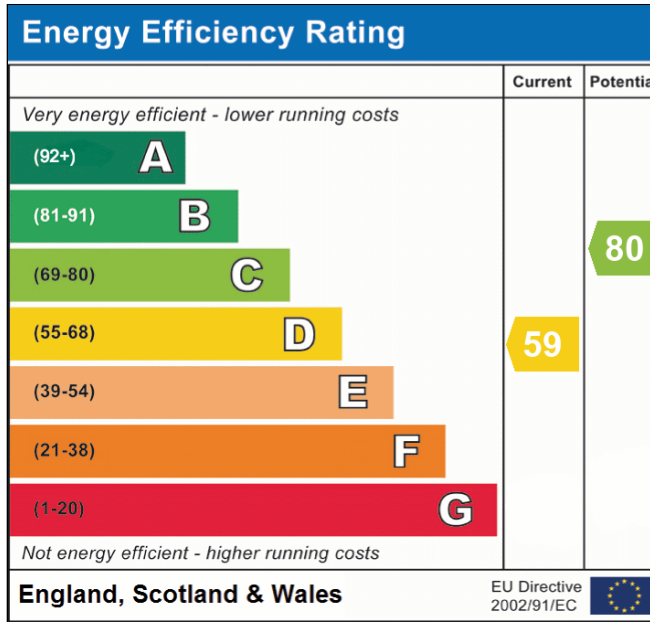
3.08m x 1.71m (10' 1" x 5' 7") Utility room featuring a washing machine and a dryer, window to the front and workshop/storage space.

Council Tax Band - C.



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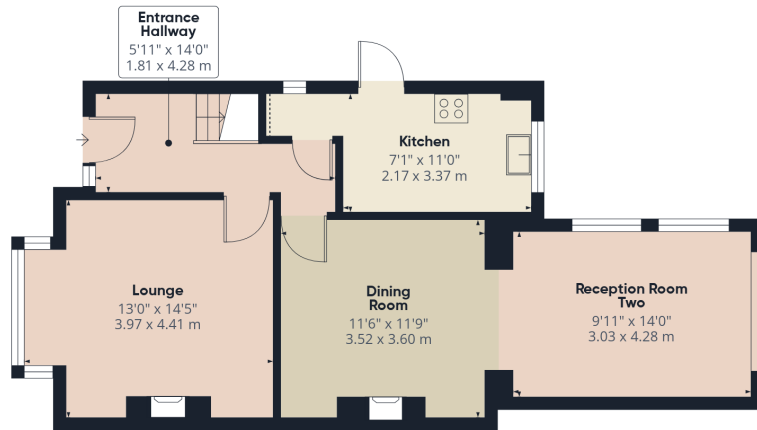


Viewing strictly by prior appointment with the Selling Agents
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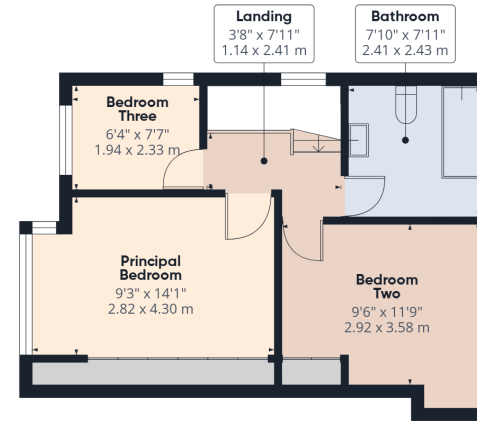
Email: sales@terencepainter.co.uk

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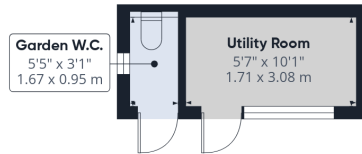
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1100 ft²
102.3 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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