

Terence Painter

ESTATE AGENTS



- No Forward Chain!
- Three Double Bedroom
- Semi Detached Bungalow
- 32" South Facing Rear Garden
- Spacious & Airy Living Accommodation
- 25'8" Lounge/Diner
- Kitchen with Integrated Appliances & Wood Worktops



32 Sandwood Road, Ramsgate, Kent. CT117DH.

Freehold £408,000

LOVELY THREE BEDROOM SEMI DETACHED BUNGALOW BEING OFFERED WITH NO FORWARD CHAIN, SITUATED IN THE PRIVATE CUL-DE-SAC OF SANDWOOD ROAD!

This three bedroom semi detached bungalow is being offered to the market in turn key condition and with no forward chain. It benefits from spacious and well appointed living accommodation throughout. The property features an enclosed porch, welcoming entrance hall, 25'8" lounge/dining room with French doors opening out to the 32" South facing rear garden.

The property continues to impress from its three double bedrooms, well appointed bathroom and a kitchen with integrated appliances. It has lovely curb appeal from the front of the property and offers a driveway giving off street parking to multiple vehicles.

Both Broadstairs and Ramsgate town centres are close by and Westwood Cross is a short drive away. The property also finds itself in close proximity to shops, schools, local transport links including Dumpton Park Railway Station and surrounding beaches.

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

INTERNAL

Porch

1.96m x 1.24m (6' 5" x 4' 1") Entrance is gained via a UPVC glazed door into the enclosed porch which is brick built and has tiled flooring. Enter through the wooden stained glass door into the entrance hallway.

Entrance Hallway

3.50m x 1.91m (11' 6" x 6' 3") The welcoming hallway features a loft hatch, light tunnel, radiator and, fitted hall cabinet and engineered Oak wood flooring.

Principal Bedroom

4.20m x 3.20m (13' 9" x 10' 6") The principal bedroom has a double glazed bay window to the front with perfect fit shutters, fitted wardrobe, radiator and carpeted flooring.

Bedroom Two

3.30m x 3.28m (10' 10" x 10' 9") Bedroom two has a double glazed window to front with perfect fit shutters, radiator and carpeted flooring.

Bedroom Three

3.22m x 2.77m (10' 7" x 9' 1") Bedroom three features a double glazed window to side with perfect fit shutters, fitted wardrobe, radiator and carpeted flooring.

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Bathroom

2.39m x 1.70m (7' 10" x 5' 7") The bathroom has a double glazed frosted window to the side, panelled bath, wash hand basin, corner cubicle shower, chrome ladder style radiator, tiled walls and flooring.

Lounge/Dining Room

7.82m x 4.25m (25' 8" x 13' 11") The lounge/dining room benefits from a double glazed skylight, double glazed French doors to rear garden, light tunnel, storage cupboards, TV point, downlights and wooden flooring.

Kitchen

4.00m x 3.89m (13' 1" x 12' 9") The kitchen has a double glazed window to the side, high and low level kitchen units, space and plumbing for fridge-freezer and washing machine, dishwasher, integrated electric oven with induction hob inset to wooden countertop, breakfast bar, stainless steel sink unit inset to worktop, radiator, downlights and tiled flooring.

EXTERNAL

Rear Garden

9.62m x 8.06m (31' 7" x 26' 5") The 32" South facing rear garden has a glazed canopy immediately to the rear of the property, lawned area, wooden shed and side access gate.

Front Garden/Driveway

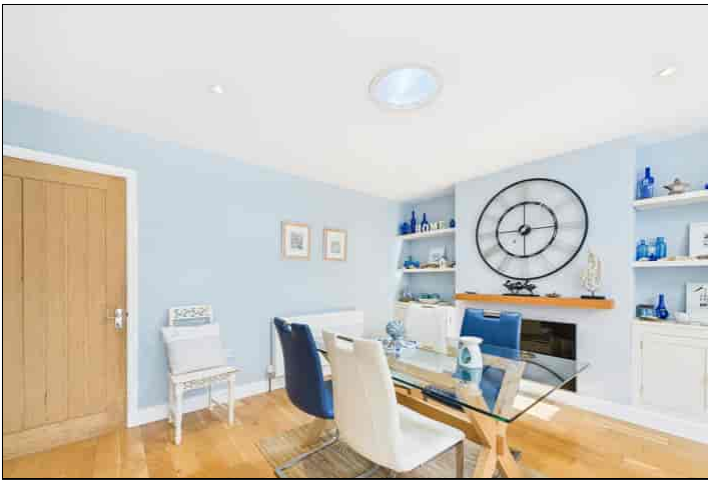
The front garden has brick and fenced borders and a 'crazy paved' driveway that offers off street parking for multiple vehicles.

Council Tax Band - C.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

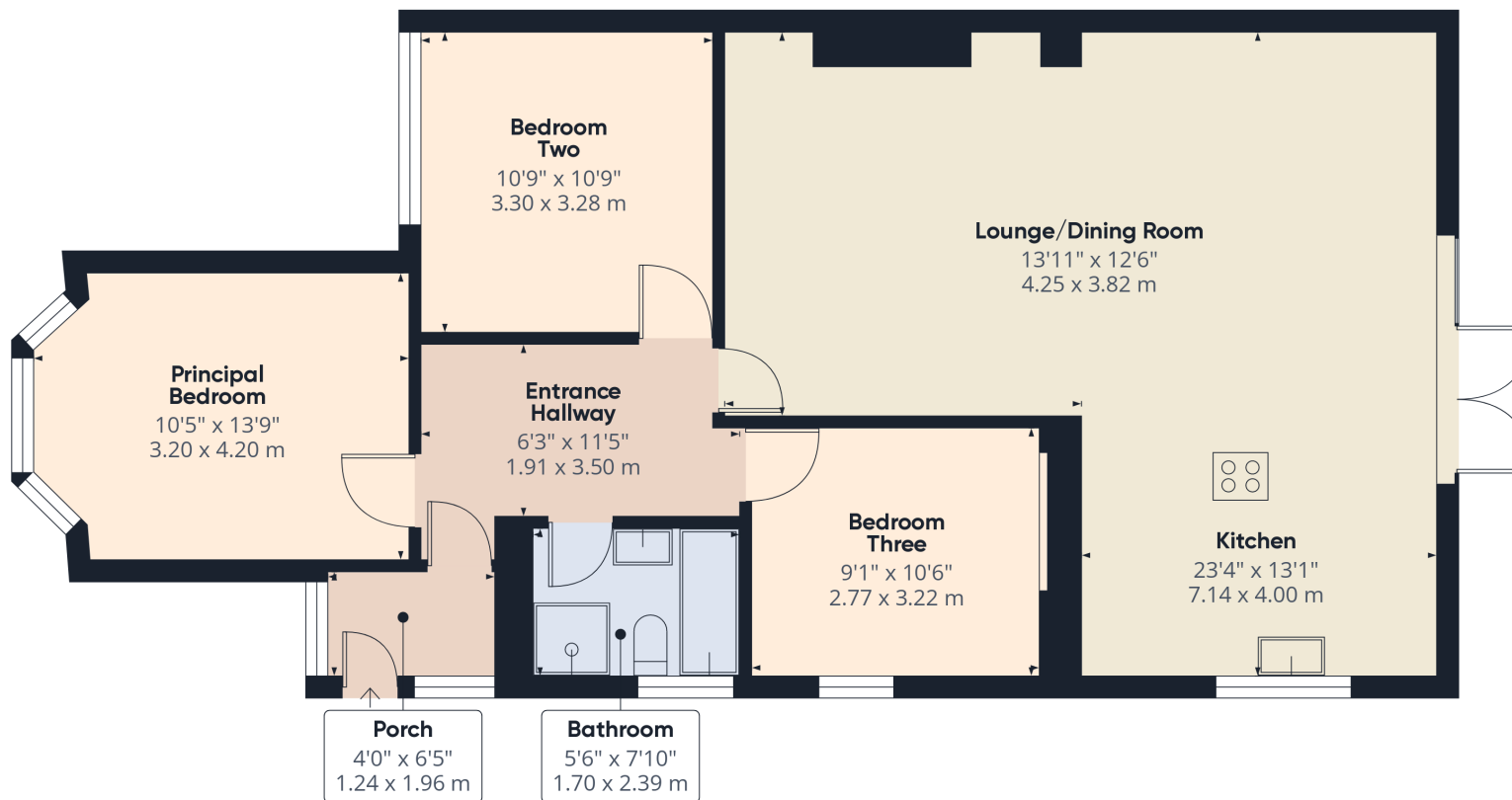


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

979.61 ft²

91.01 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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