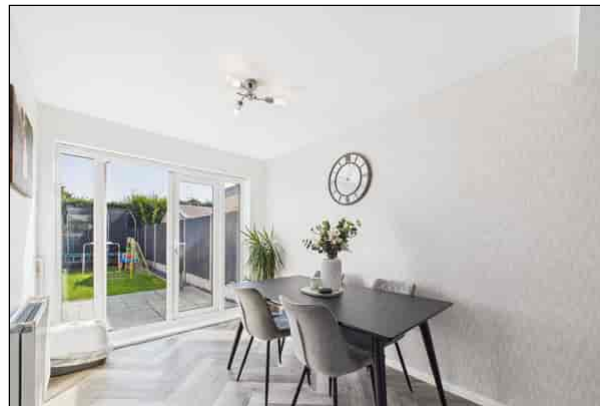


Terence Painter

ESTATE AGENTS



- Three Bedroom Semi-Detached Family Home
- Immacuately Presented Throughout
- 44" Easterly Facing Rear Garden
- Kitchen with Integrated Appliances
- 25" Double Aspect Lounge/Diner
- Off Street Parking
- Ideal Cul-De-Sac Location
- Situated Close to Westwood Cross Shopping Centre



9 Quantock Gardens, Ramsgate, Kent. CT126SW.

Freehold £360,000

IMMACULATE & BEAUTIFULLY PRESENTED THROUGHOUT, THREE BEDROOM SEMI-DETACHED FAMILY HOME IDEALLY SITUATED IN A LOVELY CUL-DE-SAC, LOCATED CLOSE TO WESTWOOD CROSS SHOPPING CENTRE AND BEING OFFERED IN TURN KEY CONDITION.

This three bedroom semi-detached house has been been much loved by the current vendors who have renovated this home to this impressive standard and turn-key condition. Internally the property benefits from a welcoming entrance hallway, bright and airy 25'2" double aspect lounge/diner, kitchen with integrated appliances, spacious landing, well appointed bathroom and three bedrooms.

Externally the property continues to impress with its well established 44'3" Easterly facing rear garden that has a good sized lawned area and two patio seating areas. The front of the property offers a driveway providing off street parking for a couple of vehicles. This home finds itself conveniently positioned in a private cul-de-sac located close to Westwood Cross Shopping Centre, transport links, restaurants and nearby schools.

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

## INTERNAL

### Entrance Hallway

1.76m x 1.51m (5' 9" x 4' 11") Entrance is gained via a frosted glazed UPVC door, that opens into a welcoming entrance hall that features space for coats and shoes, radiator, carpeted stairs to first floor and luxury wood effect vinyl flooring.

### Lounge/Diner

7.66m x 2.39m (25' 2" x 7' 10") Bright and airy double aspect lounge/diner featuring a double glazed window to front and double glazed French doors to rear garden, TV point, radiator and luxury wood effect vinyl flooring.

### Kitchen

3.28m x 2.68m (10' 9" x 8' 10") The kitchen has a double glazed window overlooking the rear garden, double glazed frosted UPVC to side, high and low level kitchen units, stainless steel sink unit inset to countertop, integrated electric oven, fridge-freezer, dishwasher, storage cupboard and luxury wood effect vinyl flooring.

### Landing

3.10m x 2.57m (10' 2" x 8' 5") The landing features a double glazed window to side, loft hatch and carpeted flooring.

### Principal Bedroom

3.62m x 3.09m (11' 11" x 10' 2") The principal bedroom has a double glazed window to front, built-in wardrobe space, radiator, TV point and carpeted flooring.

### Bedroom Two

3.31m x 2.56m (10' 10" x 8' 5") Bedroom two has a double glazed window overlooking the rear garden, built-in wardrobe space, radiator and carpeted flooring.

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**£360,000**

### Bedroom Three

2.68m x 2.11m (8' 10" x 6' 11") Bedroom three features a double glazed window to front, built-in wardrobe space, radiator and carpeted flooring.

### Bathroom

2.56m x 1.73m (8' 5" x 5' 8") The bathroom has a double glazed frosted window to rear, panelled bath with shower attachment, low level w.c, radiator, tiled walls and flooring.

### EXTERNAL

#### Rear Garden

13.48m x 7.94m (44' 3" x 26' 1") The 44" Easterly facing rear garden benefits from a patioed seating area immediately to the rear of the property, lawned area, further patio seating area in the far corner, timber shed and side access gate.

#### Front Garden

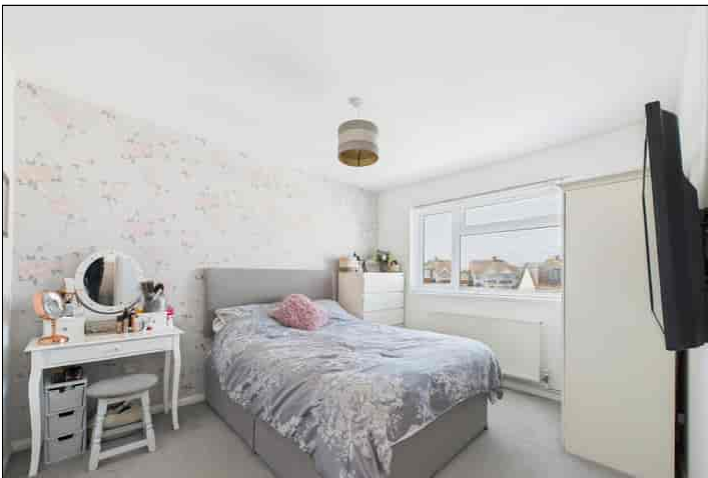
The front of the property benefits from its lovely curb appeal, a driveway offering off street parking for two cars and well established frontage.


### Council Tax Band - C.



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**£360,000**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

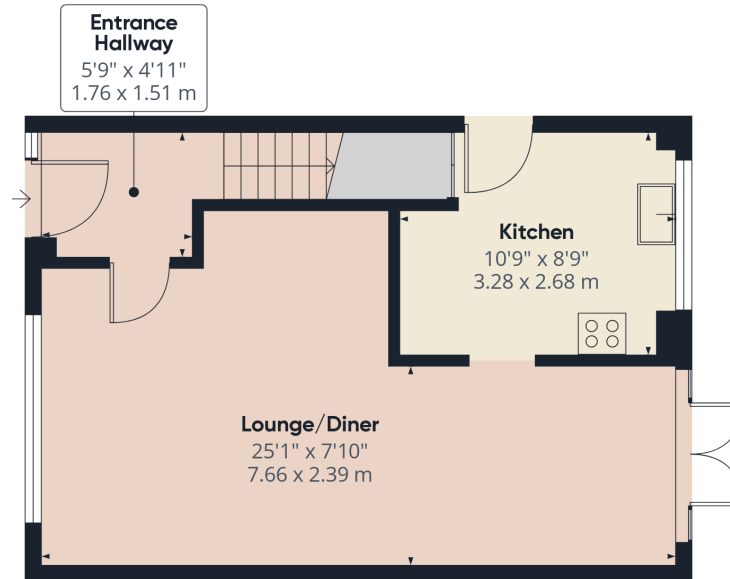


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

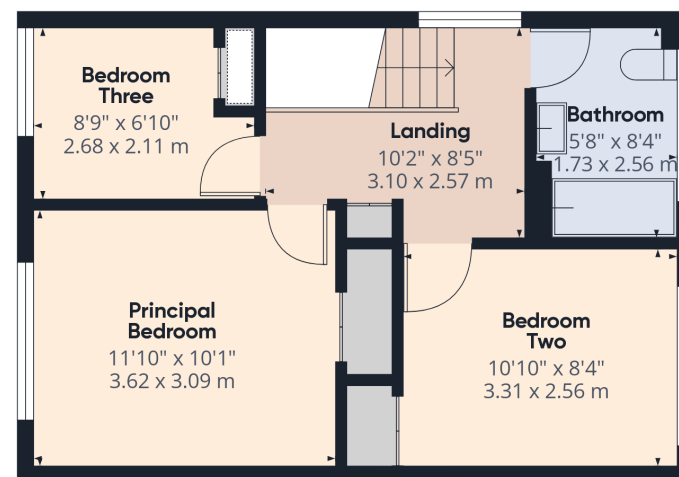
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

796.72 ft<sup>2</sup>

74.02 m<sup>2</sup>

(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.

GIRAFFE360

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