



Terence Painter

ESTATE AGENTS

- OPEN DAY SATURDAY 29th JUNE 10am - 12pm (viewing by appointment only)
- Three Bedroom Period House
- Lounge
- Fitted Kitchen/Diner with Integrated Appliances
- Beautiful & Spacious Accommodation
- Separate Utility Room
- Many Original Features
- Well Appointed Shower Room
- Located close to Shops, Beach, Park, Schools & Transport Links
- Well Maintained Mature Rear Garden with Large Timber Shed



20 Muir Road, Ramsgate, Kent. CT11 8AX.

Freehold £325,000

OPEN DAY SATURDAY 29th JUNE 10am - 12pm (viewing by appointment only) - A TRULY STUNNING THREE BEDROOM FAMILY HOME IDEALLY SITUATED FOR SCHOOLS, SHOPS, TRAIN STATION, PARKS AND THE BEACH.

Perfect for first time buyers, or up-sizers this three bedroom terrace house is a real credit to the current vendor who over the years has carried out many improvements to the property with a real focus on retaining many of the original features and charm you would hope to find in a property of this age.

This home is impeccably presented by the current vendor and boasts spacious accommodation arranged over two floors including a welcoming entrance hall, well defined kitchen/diner, utility room, three bedrooms and a very well appointed shower room which was formerly a bathroom.

Externally the eye for detail continues with a well maintained landscaped rear garden with a large timber shed, patio area and an abundance of mature planting.

Both Broadstairs and Ramsgate town centres are close by and Westwood Cross is a short drive away. The popular King George VI memorial park is perfect for dog walks and escaping with the children and leads down to both Ramsgate and Dumpton Gap Beaches. Call 01843 866866 today to arrange your viewing of this attractive family home.

## Ground Floor

### Entrance

Access into the property is via a part glazed composite front door with side light.

### Entrance Hall

4.38m x 1.66m (14' 4" x 5' 5") This welcoming entrance hall features stairs to the first floor level, under stairs storage cupboard, high level skirting boards, picture rail, varnished wooden floorboards, radiator, telephone point and doors leading off to the lounge and kitchen/diner.

### Lounge

3.96m x 3.25m (13' 0" x 10' 8") This room features a double glazed bay window to the front of the property, feature recessed fireplace, television point, picture rail, high level skirting boards and varnished wooden floorboards.

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### **Kitchen/Diner**

4.92m x 3.51m (16' 2" x 11' 6") This well defined room features two double glazed windows to the rear of the property which enjoy views over the garden and a door to the rear which provides access to the utility room. The kitchen comprises a range of white shaker style wall, base and drawer units with integrated electric oven/grill, microwave and four burner gas hob with an extractor hood over. There is space for a fridge/freezer, stainless steel sink unit inset to roll top worksurfaces and localised wall tiling. The dining area features a radiator, high level skirting boards, picture rail and ample space for a dining table and chairs. There are varnished wooden floorboards throughout this room.

### **Utility Room**

2.64m x 1.12m (8' 8" x 3' 8") There is a part glazed composite door to the rear garden, fitted shelving and plumbing for a washing machine and tumble dryer, wall mounted combination boiler and tiled flooring.

### **First Floor**

#### **Landing**

There is a fitted cupboard, picture rail, varnished wooden floorboards and doors leading off to the bedrooms and shower room.

### **Bedroom One**

3.51m x 3.18m (11' 6" x 10' 5") This room has two double glazed windows to the rear of the property, picture rail, high level skirting boards, radiator, television point and varnished wooden floorboards.

### **Bedroom Two**

4.03m x 3.13m (13' 3" x 10' 3") There is a double glazed bay window to the front of the property, picture rail, high level skirting boards, radiator, television point and varnished wooden floorboards.

### **Bedroom Three**

2.42m x 1.78m (7' 11" x 5' 10") There is a double glazed window to the front of the property, picture rail, high level skirting boards, radiator and varnished wooden floorboards.

### **Shower Room (Formerly a Bathroom)**

2.04m x 1.66m (6' 8" x 5' 5") The beautifully appointed room features a fully tiled corner shower cubicle with fitted rain style shower head and hand shower attachment, low level w.c, wash hand basin with mixer tap inset to a vanity unit, towel radiator, wall light, loft hatch and fully tiled walls and flooring.

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## Exterior

### Rear Garden

17.40m x 5.40m (57' 1" x 17' 9") This beautifully kept garden features a paved and shingled patio area immediately to the property which leads onto a mainly lawned garden with an abundance of mature trees, hedging and shrubs. There is a large timber shed and rear access gate.

### Council Tax Band

The council tax band is B.

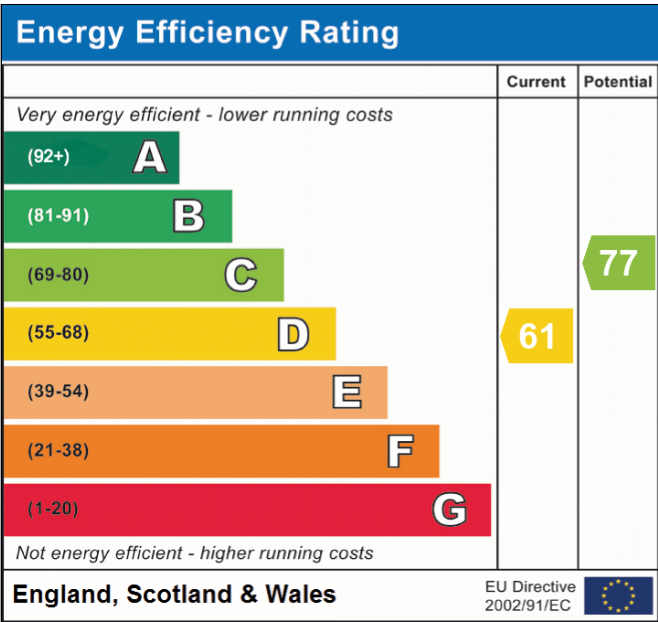
### Parking

Unrestricted on street parking is available in front of the property.



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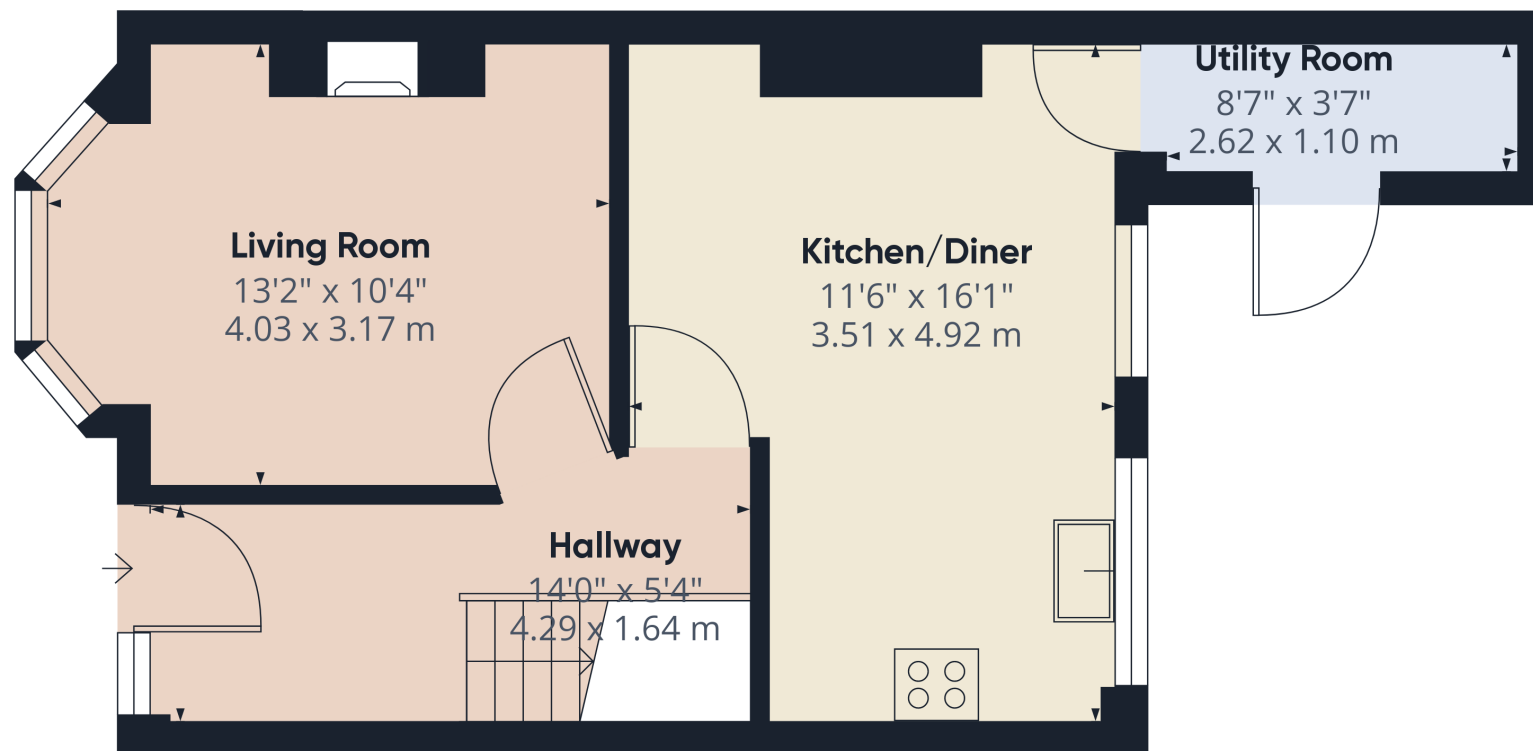


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

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

399.14 ft<sup>2</sup>

37.08 m<sup>2</sup>

(1) Excluding balconies and terraces

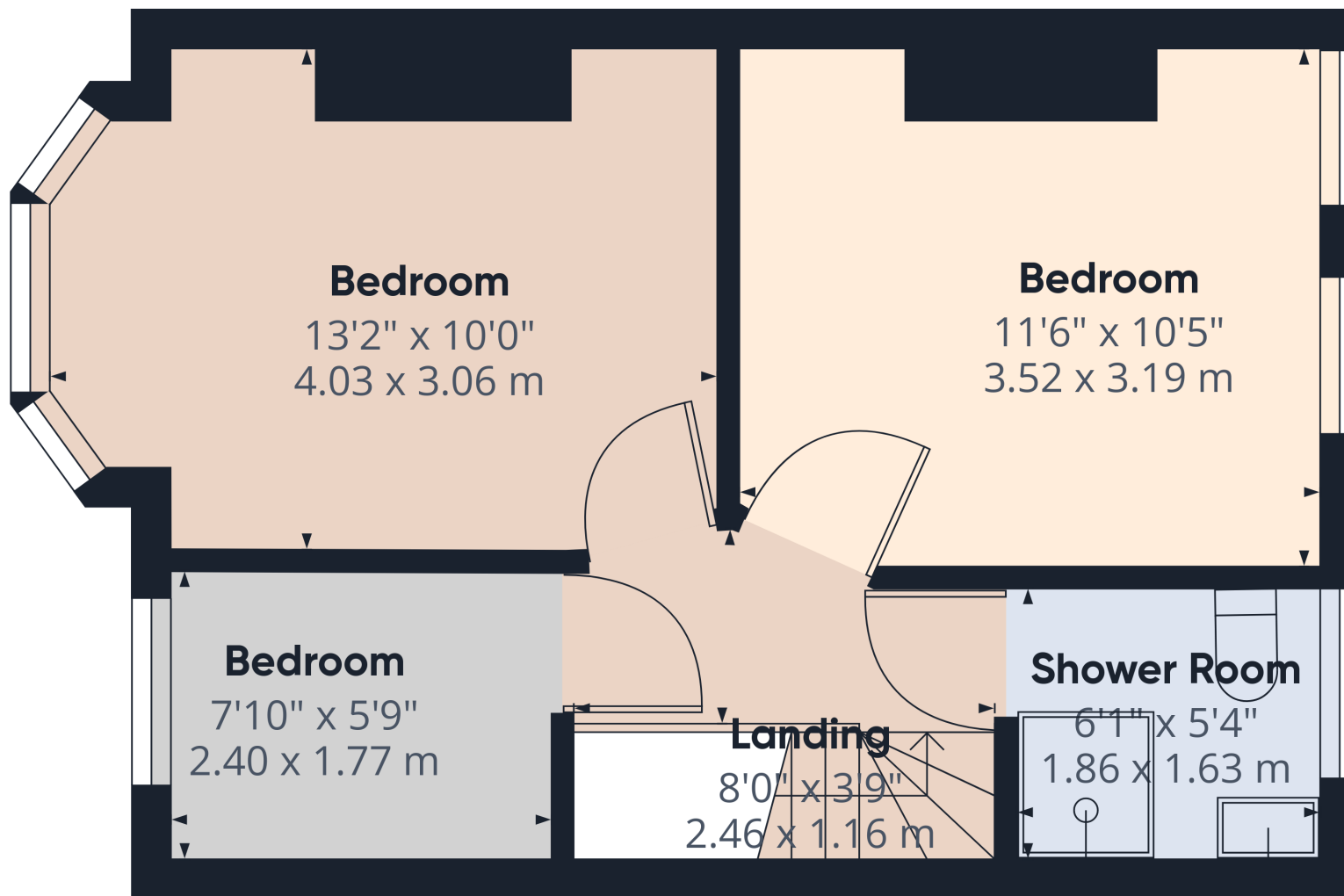
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1

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

346.39 ft<sup>2</sup>

32.18 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1

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