



Terence Painter

ESTATE AGENTS

- Detached Bungalow
- 3 Bedrooms
- Dining Room/Bedroom 3
- Seperate Shower Room/W.C
- Popular Location
- Off Street Parking
- Close proximity to Westwood Cross
- Nice Rear Garden



22 Coxes Lane, Ramsgate, Kent. CT126SA.

Freehold £275,000

THREE BEDROOM DETACHED BUNGALOW IN THE POPULAR RAMSGATE AREA, WITHIN CLOSE PROXIMITY TO WESTWOOD CROSS

Proudly presenting this very well kept, three bedroom detached bungalow located in the sought-after Ramsgate area. This house gives a warm homely feeling the minute you step through the front door. It boasts a wide range of layout and design opportunities thanks to its generously sized rooms. The rear garden is fair sized with two side alleyway access points, making it handy for bringing bikes and various items into the garden.

This home is conveniently positioned close to Westwood Cross, transport links and nearby schools. The front garden has hardstanding providing convenient off street parking together with on street parking in abundance.

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

### **Entrance**

Access is gained via a secure part glazed wooden door, which takes you into the entrance hallway.

### **Hallway**

1.45m x 1.42m (4' 9" x 4' 8") Carpeted flooring. Meter boxes are located in a low level wooden cupboard. The hallway extends down to the rear of the property with doors leading into every room in the home. Dado rail and high level skirting boards throughout. Radiator and loft hatch in the middle of the hallway corridor.

### **Living Room**

4.72m x 3.65m (15' 6" x 12' 0") Entrance via wooden door. Carpeted flooring. Large feature fireplace. The big double glazed sash bay window to front helps give the room a lot of natural light. Mounted wall lights. Dado rail and high level skirting boards throughout. TV point next to the fireplace.

### **Dining Room/Bedroom 3**

2.51m x 2.24m (8' 3" x 7' 4") Entrance via an open doorway. Carpeted flooring. Double glazed sash window to the side. Dado rail and high level skirting boards throughout. Radiator. This room is currently being used as a dining room, and was previously used as a bedroom.

### **Bedroom 1**

4m x 3.32m (13' 1" x 10' 11") Entrance via a wooden door, opens into a nicely sized double bedroom. Laminate flooring. Double glazed sash window to the front. Dado rail and high level skirting boards throughout. TV point by the window. Radiator.

### **Bedroom 2**

3.52m x 3.31m (11' 7" x 10' 10") Entrance via a wooden door. Laminate flooring with high level skirting boards and dado rail. Double glazed sash window to the rear. Radiator.

### **Separate W.C.**

1.80m x 0.81m (5' 11" x 2' 8") Entrance via a wooden door. Tiled flooring with partly tiled walls. Low level w.c. Double glazed frosted window to the side.

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## Shower Room

1.80m x 1.76m (5' 11" x 5' 9") Entrance via a wooden door. Tiled flooring. Mounted wall storage units and mirror. Double glazed frosted window to side. Enclosed screen door shower with detachable shower feature. Chrome towel rail radiator. Pedestal hand wash basin.

## Airing/Storage Cupboard

0.85m x 0.6m (2' 9" x 2' 0") Access via a wooden door. Small storage room with shelving. Housing hot water tank.

## Kitchen

3.32m x 2.24m (10' 11" x 7' 4") Entrance via an open doorway. Tiled flooring, with partly tiled walls. Laminate worktops. Ceramic sink unit inset into worktop. Shaker style wall and base units. Plumbing and space for a washing machine, fridge and a freezer. Electric cooker and electric ceramic hob inset into worktop. Wall mounted boiler. Radiator. Double glazed window to rear and a double glazed frosted window to rear. UPVC double glazed frosted door to rear garden.

## Rear Garden

8m x 5.60m (26' 3" x 18' 4") Entrance via kitchen door or alley access from either side of the property. Panelled fence boundaries. Patio walkway at the base of the garden which extends to both sides. Wooden shed. Metal storage unit.

## Front Garden & Parking

Partly enclosed by brick wall and fence boundaries. Hardstanding area providing off street parking. There is side access to both left and right side of this home.

**Council Tax Band: C**

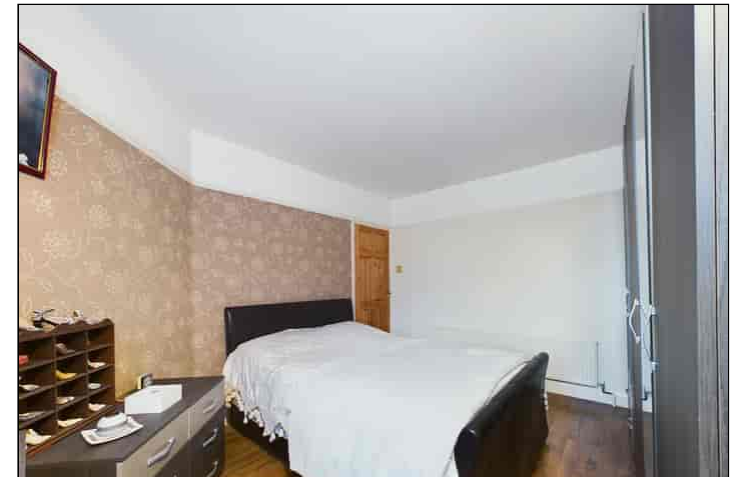
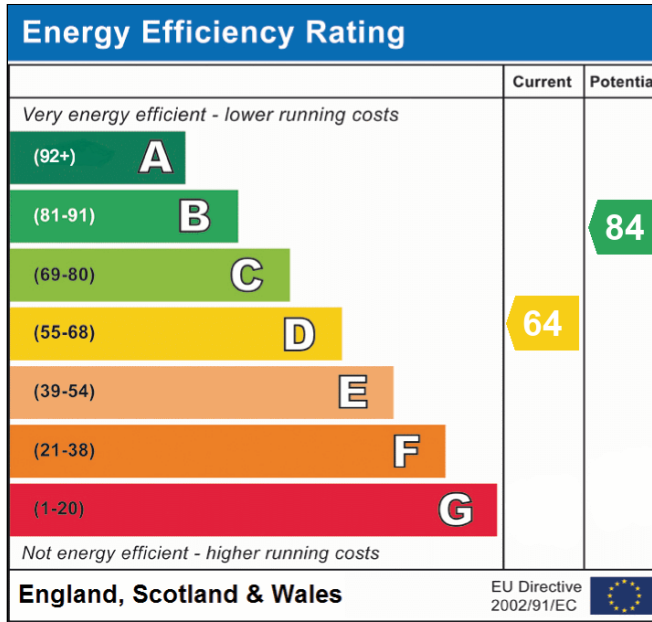
**EPC Rating 64 Band D**



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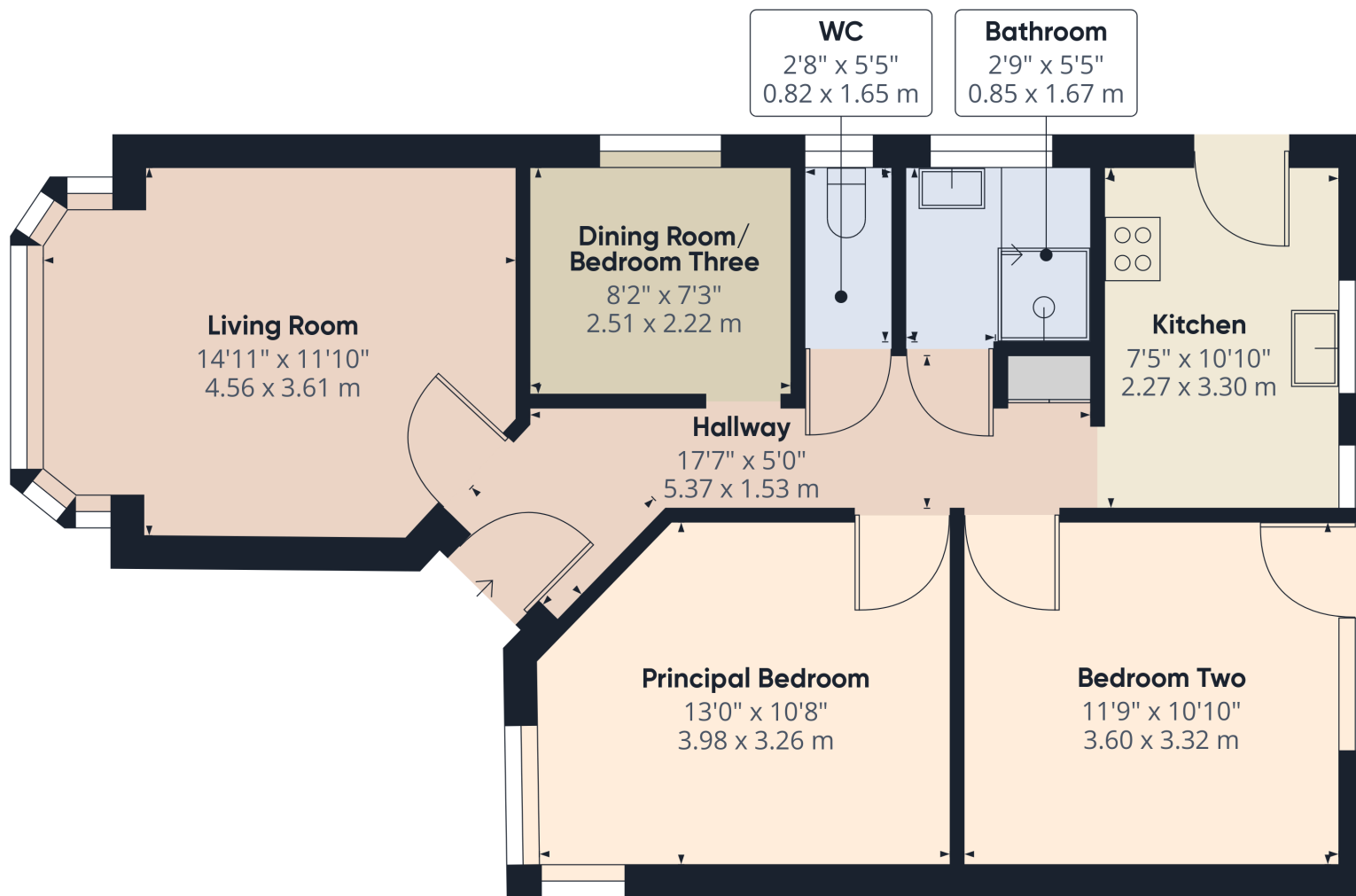


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

719.62 ft<sup>2</sup>  
66.85 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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