



Terence Painter

ESTATE AGENTS

- Mid Terrace House
- Three bedrooms
- Principle Bedroom with En-Suite & Fitted Wardrobes
- Block Paved Driveway
- No Forward Chain
- Well Appointed Kitchen with Integrated Appliances
- Open Plan Kitchen/Living Room
- Located Close to Shops, Schools, Seafront & Transport Links
- Lawned Rear Garden with Paved Patio Area
- Cloakroom/W.C.

12 Station Mews, Whitehall Road, Ramsgate, Kent. CT12 6FP.

Freehold £249,500

YOUR PERFECT FAMILY HOME WITH NO FORWARD CHAIN!

This terraced house is conveniently located within a popular residential area of Ramsgate and is offered to the market with no forward chain.

This ideal first time buy, family home or buy to let is surprisingly spacious and comprises three bedrooms, en-suite shower room and wardrobe to the principle bedroom, family bathroom, downstairs cloakroom/w.c, and a living room which is open to the kitchen/breakfast room which boasts a range of integrated appliances.

Externally this home continues to impress with an enclosed landscaped rear garden and a block paved driveway.

Situated within easy reach of Ramsgate Town centre, schools, shops and transport links, viewing is highly recommended via the sole agent in order to appreciate the space that is on offer. Call Terence Painter Estate Agents now on 01843 866 866.

Ground Floor

Entrance

Access into the property is via a part glazed UPVC front door.

Entrance Hall

1.88m x 0.85m (6' 2" x 2' 9") There are carpeted stairs to the first floor, radiator, wood effect flooring and doors leading off to the kitchen, living room and cloakroom/w.c.

Cloakroom/W.C

2.94m x 1.12m (9' 8" x 3' 8") There is a double glazed window to the front of the property, low level w.c and pedestal wash hand basin.

Open Plan Kitchen/Living Room

8.72m x 4.54m (28' 7" x 14' 11")

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Kitchen/Breakfast Room

This room is open to the living room and features a range of high gloss wall, base and drawer units with an integrated fridge/freezer, electric oven/grill, dishwasher, and gas hob with an extractor hood over. There is space and plumbing for a washing machine, double glazed window to the front, stainless steel sink unit inset to roll top worksurfaces with complementing breakfast bar, radiator, down lights and tiled flooring.

Living Room

There are double glazed French doors and window to the rear providing access to the garden, radiator, media points and carpet flooring.

First Floor

Landing

Linen cupboard housing the boiler, loft hatch, carpet flooring and doors leading off to the bedrooms and bathroom.

Principle Bedroom

3.91m x 3.05m (12' 10" x 10' 0") There are two double glazed windows to the front of the property, fitted wardrobes, door to the en-suite shower room, radiator and carpet flooring.

En-Suite Shower Room

There is a fully tiled corner shower cubicle, low level w.c, pedestal wash hand basin and a radiator.

Bedroom Two

3.63m x 2.51m (11' 11" x 8' 3") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Three

2.46m x 1.94m (8' 1" x 6' 4") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bathroom

There is a panelled bath, low level w.c, pedestal wash hand basin, part tiled walls, radiator, extractor and vinyl flooring.

Exterior

Rear Garden

There is a paved patio area immediately to the property with the remainder of the garden being laid to lawn. There is a timber shed and a plastic garden store unit.

Block Paved Driveway

There is a blocked paved driveway to the front of the property.

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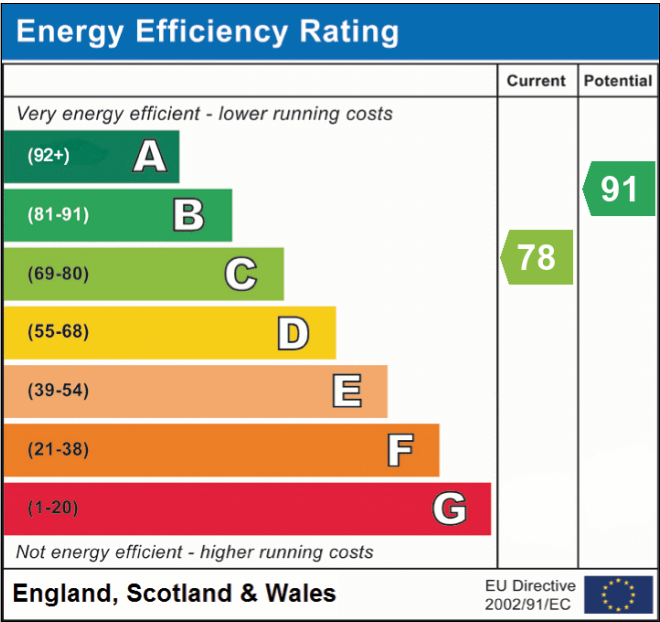
Council Tax Band

The council tax band is C.



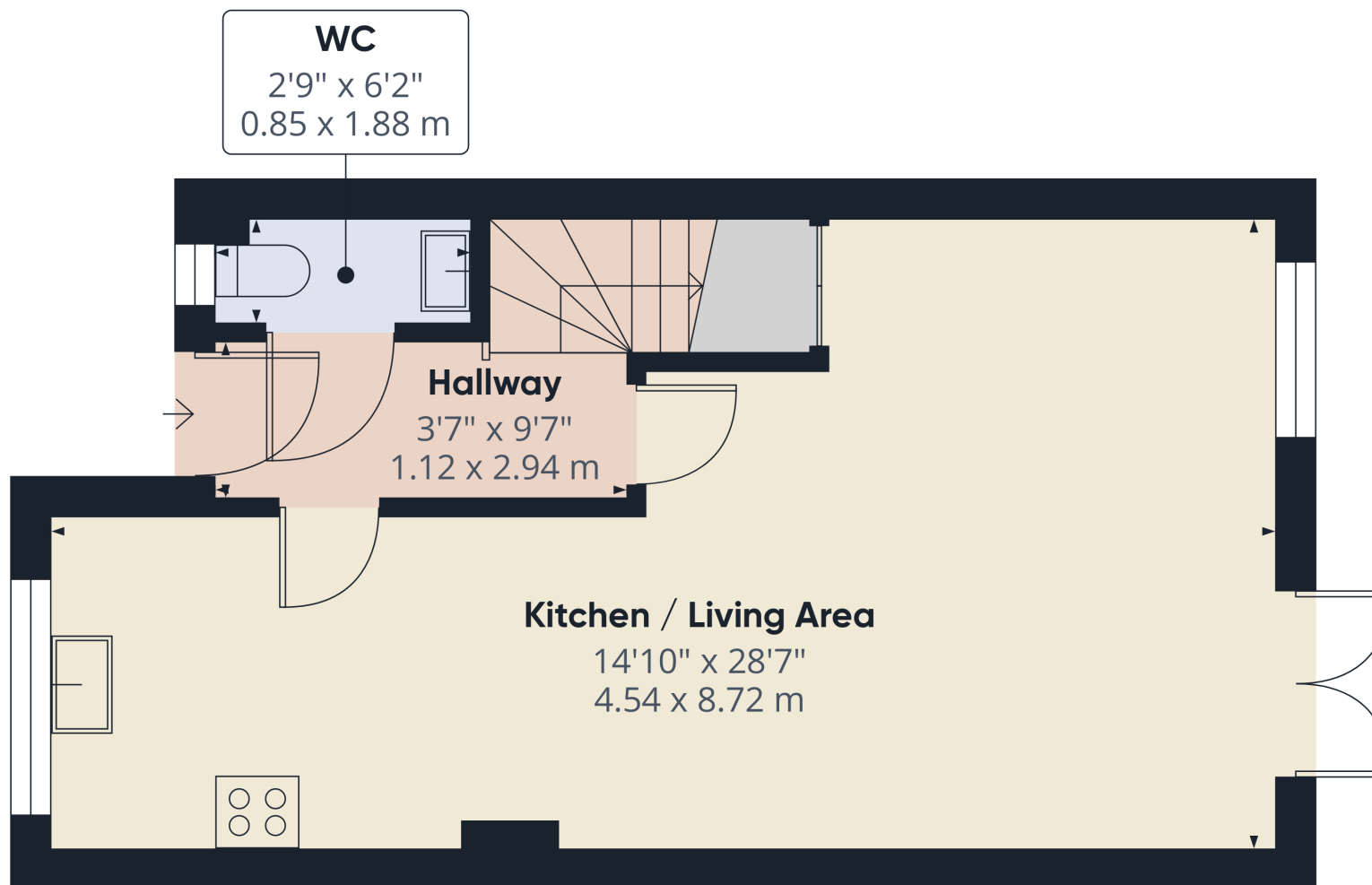
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

Approximate total area⁽¹⁾

395 ft²

36.7 m²

(1) Excluding balconies and terraces

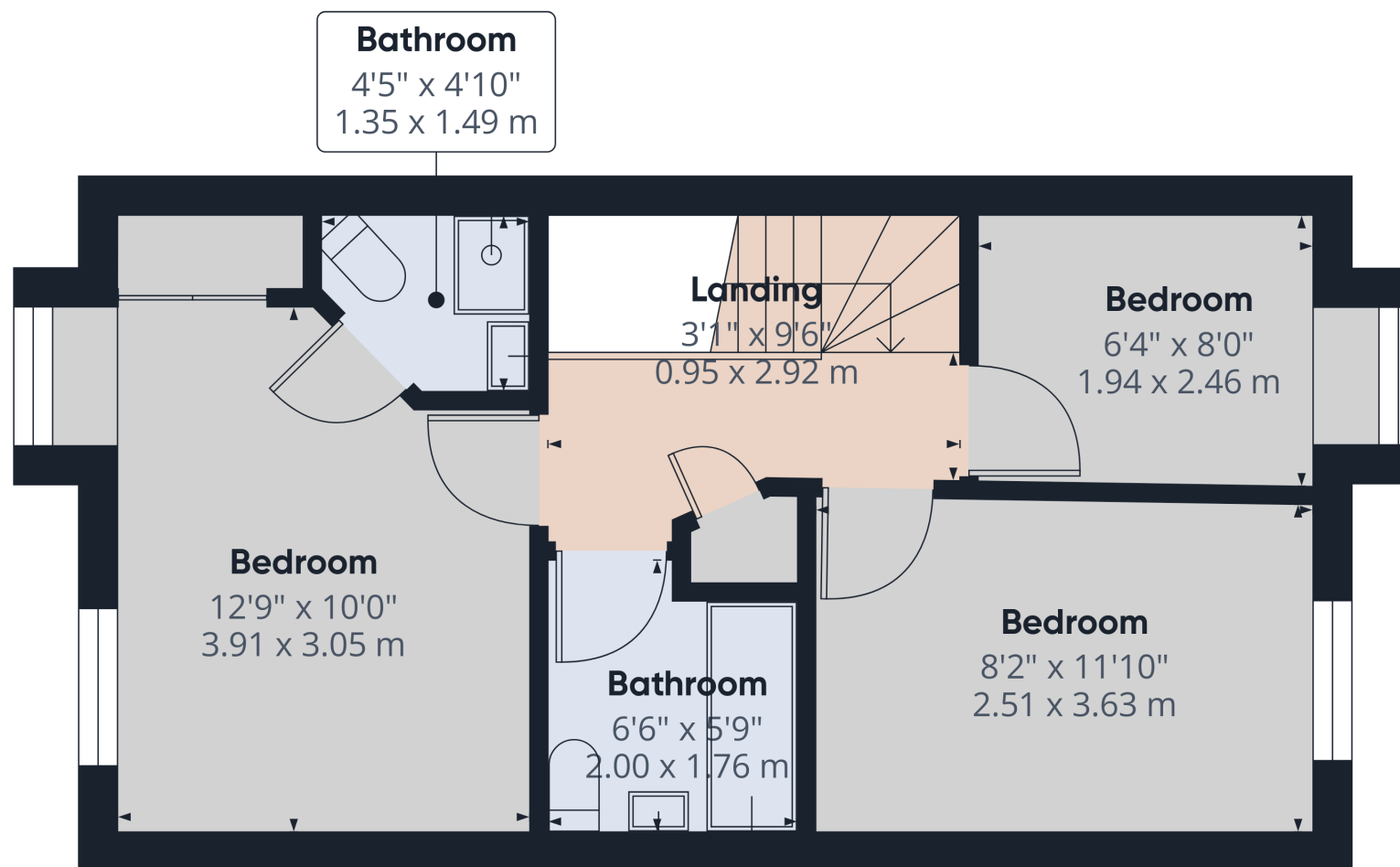
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾374 ft²34.7 m²

(1) Excluding balconies and terraces

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