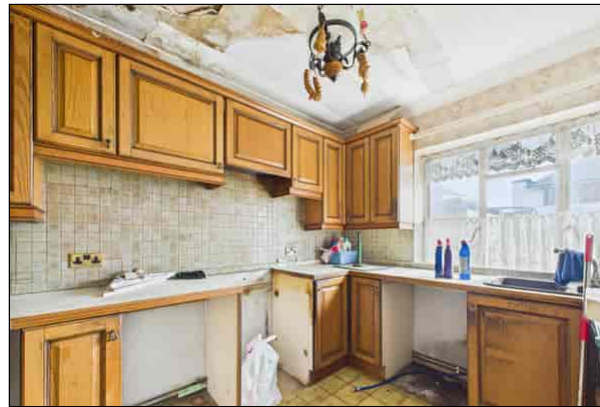




Terence Painter

ESTATE AGENTS

- Semi-Detached House
- Three Bedrooms
- Off Road Parking for Multiple Vehicles
- 19'9" Lounge
- 16'9" Kitchen/Breakfast Room
- Complete Refurbishment Needed
- Exciting Opportunity
- Popular Location



133 Melbourne Avenue, Ramsgate, Kent. CT126LW.

Freehold £200,000

AN EXCITING OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED HOUSE IN NEED OF FULL RENOVATION THROUGHOUT!

This is a brilliant opportunity to buy a property with the view of making it completely your own, this home offers much in the way of size and location and with the right ideas can be turned into a beautiful family home.

Internally the property benefits from a good sized entrance hallway, 16'9 kitchen/breakfast room, 19'9 lounge, spacious landing with loft hatch, bathroom and three double bedrooms.

Externally to the front of the house you have off street parking for multiple vehicles and to the rear you have a good sized lawned area with a patioed seating area immediately to the back of the property.

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

## ROOM SIZES

### Entrance Hallway

2.37m x 2.11m (7' 9" x 6' 11")

### Lounge

6.04m x 3.64m (19' 10" x 11' 11")

### Kitchen/Breakfast Room

5.11m x 3.16m (16' 9" x 10' 4")

### Landing

2.32m x 1.68m (7' 7" x 5' 6")

### Principal Bedroom

3.61m x 3.02m (11' 10" x 9' 11")

### Bedroom Two

3.39m x 2.97m (11' 1" x 9' 9")

### Bedroom Three

3.68m x 2.57m (12' 1" x 8' 5")

### Bathroom

2.26m x 1.66m (7' 5" x 5' 5")

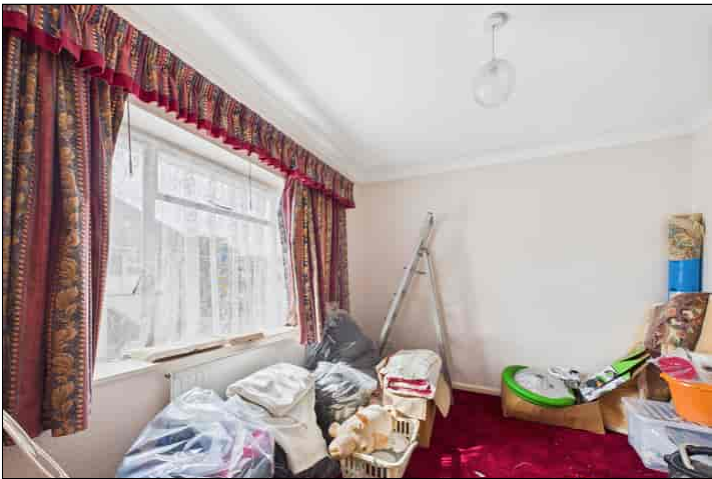
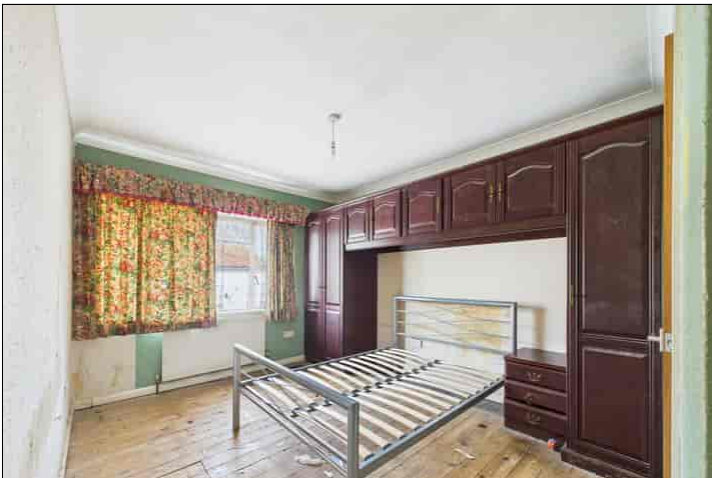
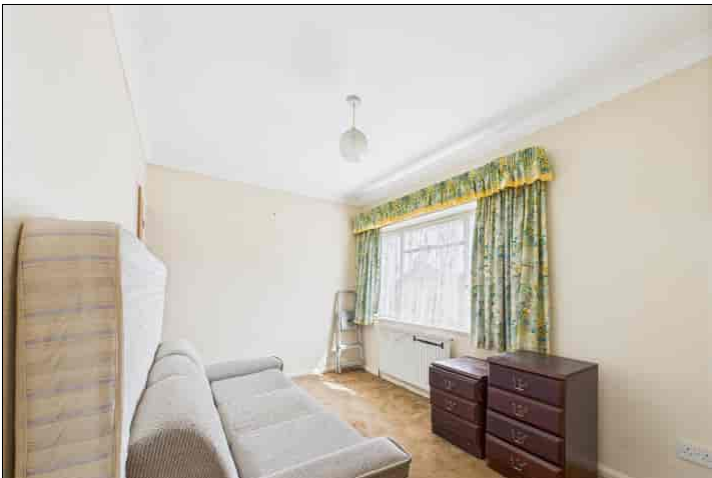
### Council Tax Band - B.




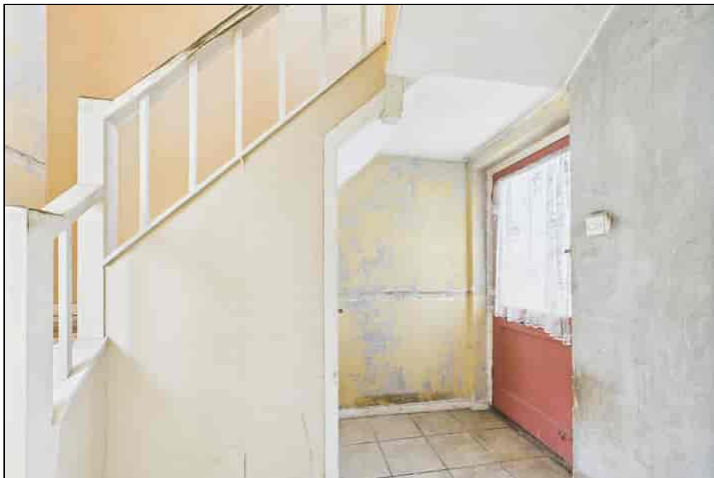
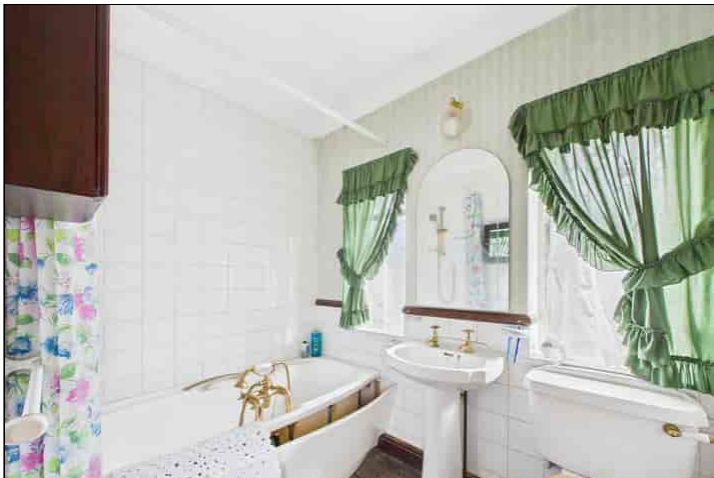
**133 Melbourne Avenue, Ramsgate, Kent. CT126LW.**

**£200,000**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>55</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</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>		
England, Scotland & Wales		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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ESTATE AGENTS

**Kitchen/  
Breakfast Room**

16'9" x 10'4"  
5.11 x 3.16 m

**Entrancee  
Hallway**

6'11" x 7'9"  
2.11 x 2.37 m

**Lounge**

19'9" x 11'11"  
6.04 x 3.64 m

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

480 ft<sup>2</sup>  
44.6 m<sup>2</sup>

(1) Excluding balconies and terraces

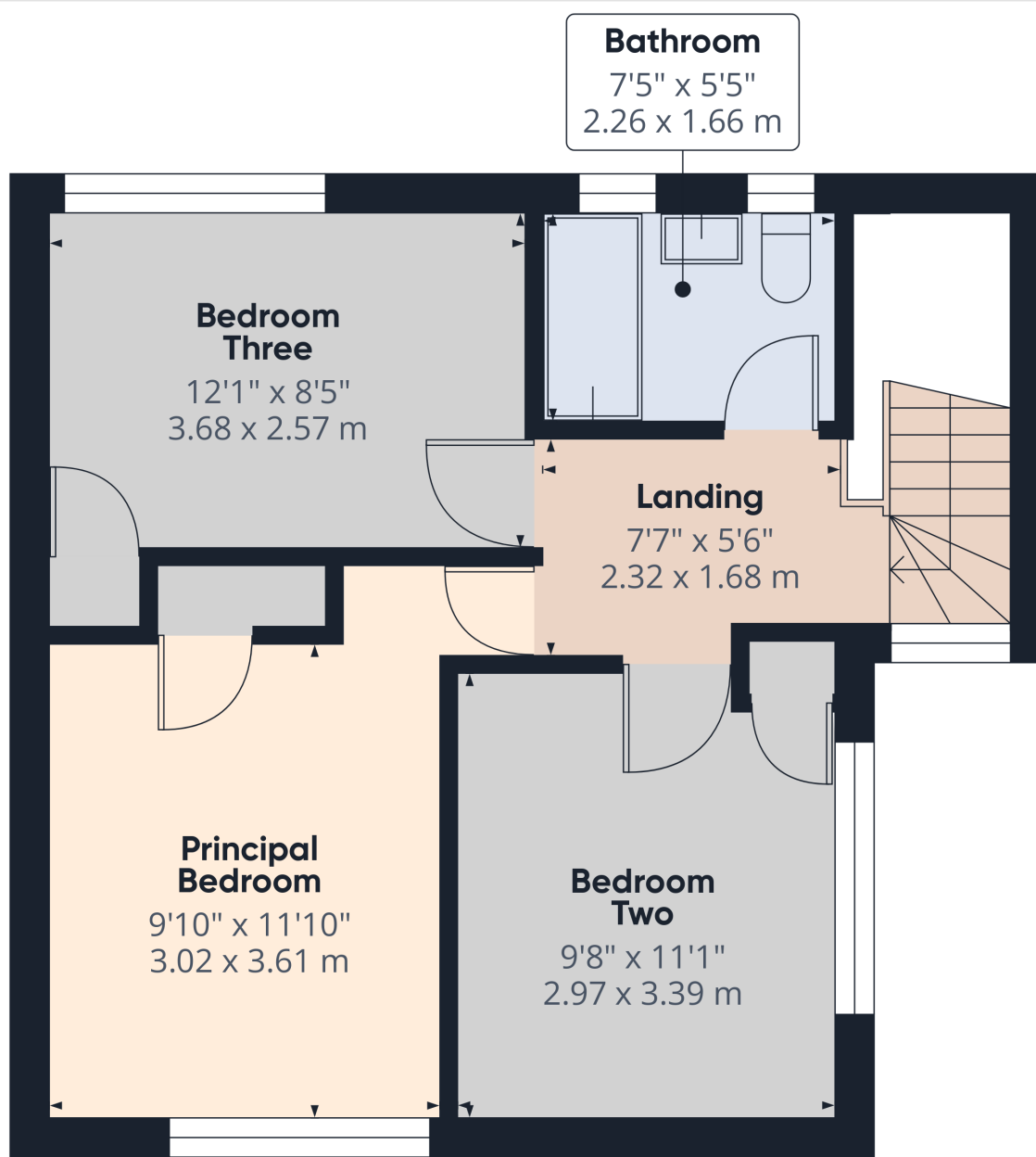
Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

Ground Floor

133 Melbourne Avenue, Ramsgate, Kent. CT126LW.

£200,000



Floor 1

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

448 ft<sup>2</sup>

41.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

133 Melbourne Avenue, Ramsgate, Kent. CT126LW.

£200,000