



Terence Painter

ESTATE AGENTS

- Three Bedrooms
- End Terrace House
- Close to Beach & Local Amenities
- Two Car Driveway
- Large Garage
- Sought after Area
- Large Conservatory
- Landscaped Garden
- Downstairs W.C
- Utility Area



48 Warten Road, Ramsgate, Kent. CT118BJ.

Freehold £310,000

PUT YOUR OWN STAMP ON THIS THREE BEDROOM FAMILY HOME IDEALLY SITUATED FOR SCHOOLS, TRAIN STATION AND THE BEACH.

Perfect for first time buyers, or up-sizers this three bedroom end of terrace house boasts plenty of opportunity to make it your own, with its spacious reception rooms and bedrooms, large conservatory and mature landscaped gardens.

Two bay windows at the front of the property and the conservatory at the rear brighten the property with plenty of natural light. To the rear of the property there is a pleasant open outlook over playing fields. The property features plenty of storage with built-in cupboards located under the stairs and in the rear double bedroom. To the side of the property is a substantial garage measuring 7.68m (25' 2") currently featuring a utility area and offering ample storage or home workshop potential. To the front of the property there is off street parking for two vehicles.

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. Sole Agents.

## GROUND FLOOR

### Porch

Enter through UPVC and part glazed front door to porch with quarry tiled flooring. Feature wooden door with stained glass panel and side window leading to hallway.

### Entrance Hall

Carpeted flooring. Telephone point. Picture rail. Radiator. Stained glass panel window. Two under stair storage cupboards one housing the electric meter.

### Lounge

4.50m x 3.70m (14' 9" x 12' 2") The vendor currently uses this room as a dining room. Double glazed bay window to the front of the property. Coving. Picture rail. Radiator. Carpeted flooring.

### Dining Room

3.75m x 3.68m (12' 4" x 12' 1") The vendor currently uses this room as a lounge. Twin casement doors to the conservatory. Coving. Picture rail. Radiator. Tiled fireplace. Carpeted flooring.

### Kitchen

2.75m x 1.73m (9' 0" x 5' 8") Fitted with a range of wooden door fronted base and wall units. Gas cooker point. Double drainer stainless steel sink unit inset into work surface area, space for under counter fridge. Vinyl flooring. Door to conservatory.

### Conservatory

5.60m x 3.26m (18' 4" x 10' 8") Double glazed UPVC and brick base conservatory. Double glazed casement door to rear garden. Electric heater. Carpeted flooring. Doors to W.C., walk-in storage cupboard and personal door into the utility area and garage.

### W.C.

2.08m x 1.15m (6' 10" x 3' 9") Low level w.c. Wash hand basin. Frosted window to rear. Vinyl flooring.

### Walk-in Storage Cupboard

1.15m x 0.87m (3' 9" x 2' 10")

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## FIRST FLOOR

### Landing

Carpeted stairs with dado rail.

### Bedroom One

4.56m into bay x 2.80m extends to 3.16m (15' 0" x 9' 2") Double glazed bay window to front of the property. Picture rail. Radiator. Carpeted flooring.

### Bedroom Two

3.65m x 3.07m (12' 0" x 10' 1") Double glazed window to rear with playing field views. Two built in storage cupboards. Tiled fireplace. Radiator. Carpeted flooring.

### Bedroom Three

2.91m x 2.32m (9' 7" x 7' 7") Double glazed window to front. Picture rail. Radiator. Carpeted flooring.

### Utility Area (within the garage)

2.49m x 2.80m (8' 2" x 9' 2") Located at the rear of the garage with access via the conservatory. Enamel butler sink unit. Wall mounted gas fired boiler. Light and power. Double glazed window to the rear. Open to:

### Garage

Garage area measuring 5.17m x 2.80m (17' 0" x 9' 2"). Up and over door to front. Light and power. Concrete flooring. (Overall measurement including utility area 7.68m x 2.8m (25' 2" x 9' 2").

### Rear Garden

14m x 9.30m (45' 11" x 30' 6") Laid predominantly to lawn with mature shrubs and borders, two specimen holly trees and patio area. Side access.

### Front Garden

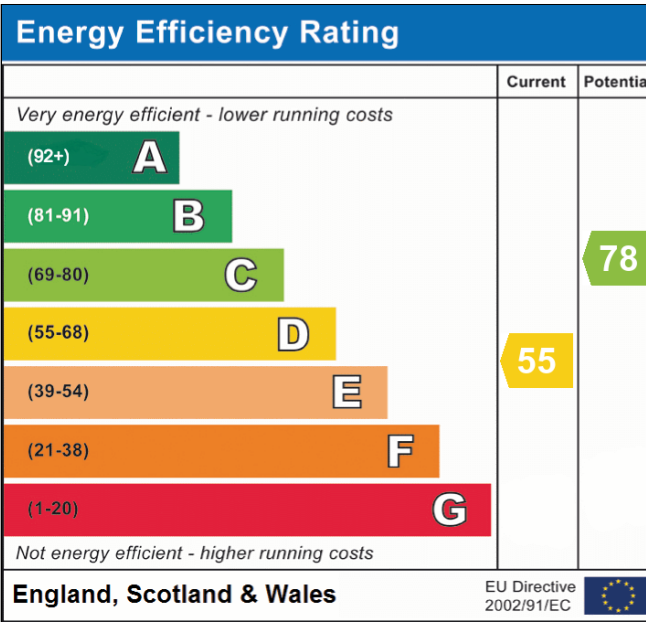
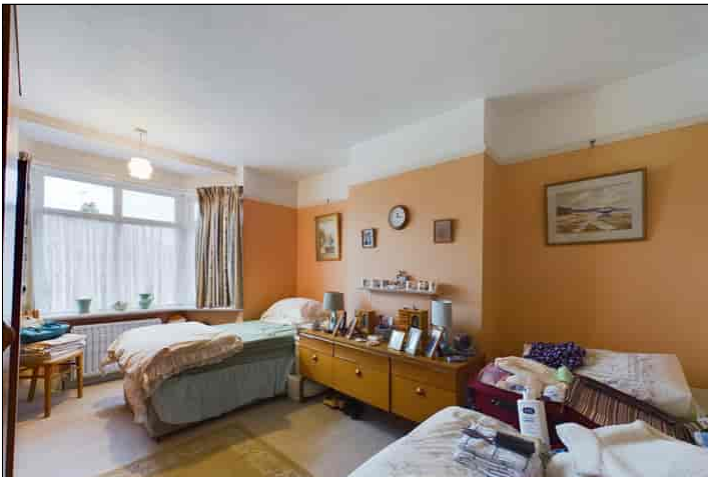
With brick front wall, lawned area with planted borders and side access. Double width driveway leading to garage.

### Council Tax Band C



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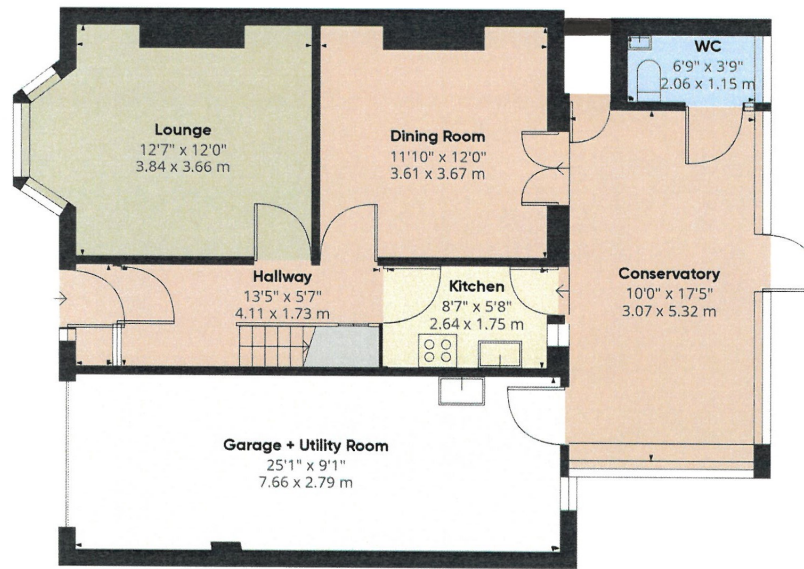


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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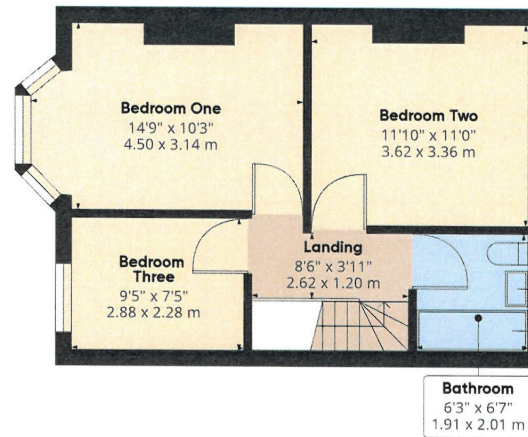


Ground Floor

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

1321.71 ft<sup>2</sup>

122.79 m<sup>2</sup>



Floor 1

(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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