



Terence Painter

ESTATE AGENTS

- No Forward Chain!
- Detached House
- Three Bedrooms
- 27'8 Lounge/Diner/Kitchen
- In & Out Drive
- Garage
- Utility room & Downstairs Shower/W.C.
- Kitchen with Integrated Appliances
- Located within Yards of Ramsgate Seafront & Cliff Top Walks



55 Goodwin Road, Ramsgate, Kent. CT110JJ.

Freehold £475,000

SPACIOUS, DETACHED THREE BEDROOM HOUSE BEING OFFERED TO THE MARKET WITH NO FORWARD CHAIN!

This home is being offered to the market with no forward chain and has plenty to offer. Internally the property benefits from a welcoming entrance hall, 27'8 double aspect lounge/diner/kitchen with integrated appliances, utility room, w.c, shower room and large garage. Upstairs has three bedrooms and a bathroom.

Externally the property features an impressive in and out driveway, offering ample parking space for multiple vehicles and enhancing both practicality and curb appeal. To the rear it has a very private, westerly facing rear garden.

This property is located in the sought after West Cliff area of Ramsgate and is close to the bustling High Street, local shops and amenities, restaurants, bars and surrounding beaches and cliff top walks.

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

INTERNAL

Entrance Hallway

4.20m x 1.79m (13' 9" x 5' 10") Entrance into the property is gained via a frosted glazed wooden door. The entrance hallway has a storage cupboard, radiator and carpeted flooring.

Lounge/Diner/Kitchen

8.45m x 6.91m (27' 9" x 22' 8")

Lounge/Diner

The double aspect lounge/diner features a double glazed window to front, double glazed window to rear and double glazed French doors to rear garden. There is a large feature open fireplace with an electric wall mounted fire, two radiators and carpeted flooring.

Kitchen

The kitchen benefits from a double glazed window to rear garden, high and low kitchen units, integrated fridge-freezer, dishwasher, two electric ovens, induction hob inset to countertop with extractor over, stainless steel sink unit inset to countertop and laminate flooring.

Utility Room

2.60m x 1.49m (8' 6" x 4' 11") There is a double glazed UPVC door to rear garden, gas fired boiler, washing machine, door to integral garage and a frosted glazed sliding door to shower room:

Shower Room

1.78m x 1.67m (5' 10" x 5' 6") Featuring a double glazed window to rear, cubicle shower with glass sliding screen and electric shower, partly tiled walls and flooring.

W.C.

1.92m x 0.87m (6' 4" x 2' 10") Low level w.c, frosted glazed window to front, wash hand basin, ladder style radiator, partly tiled walls and flooring.

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FIRST FLOOR

Landing

3.68m x 1.80m (12' 1" x 5' 11") Featuring a double glazed bay window to front, loft hatch and carpeted flooring.

Principal Bedroom

5.07m x 2.85m (16' 8" x 9' 4") Featuring a double glazed window to rear, radiator and carpeted flooring.

Bedroom Two

3.32m x 2.95m (10' 11" x 9' 8") Bedroom two has a double glazed window to rear, radiator and carpeted flooring.

Bedroom Three

3.19m x 2.09m (10' 6" x 6' 10") Double glazed window to rear, radiator and carpeted flooring.

Bathroom

2.04m x 1.70m (6' 8" x 5' 7") The bathroom has a double glazed frosted window to side, w.c, wash hand basin, panelled bath with glass screen and tiled walls.

EXTERNAL

Front Garden & Parking

The front of the property boasts curb appeal, pleasantly tucked away behind an array of greenery and also features an in and out driveway.

Rear Garden

The rear garden has a patioed seating area immediately from the lounge/diner and a good sized lawned area surrounded by high level hedging and trees making it very private.

Council Tax Band - E.



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

Email: sales@terencepainter.co.uk

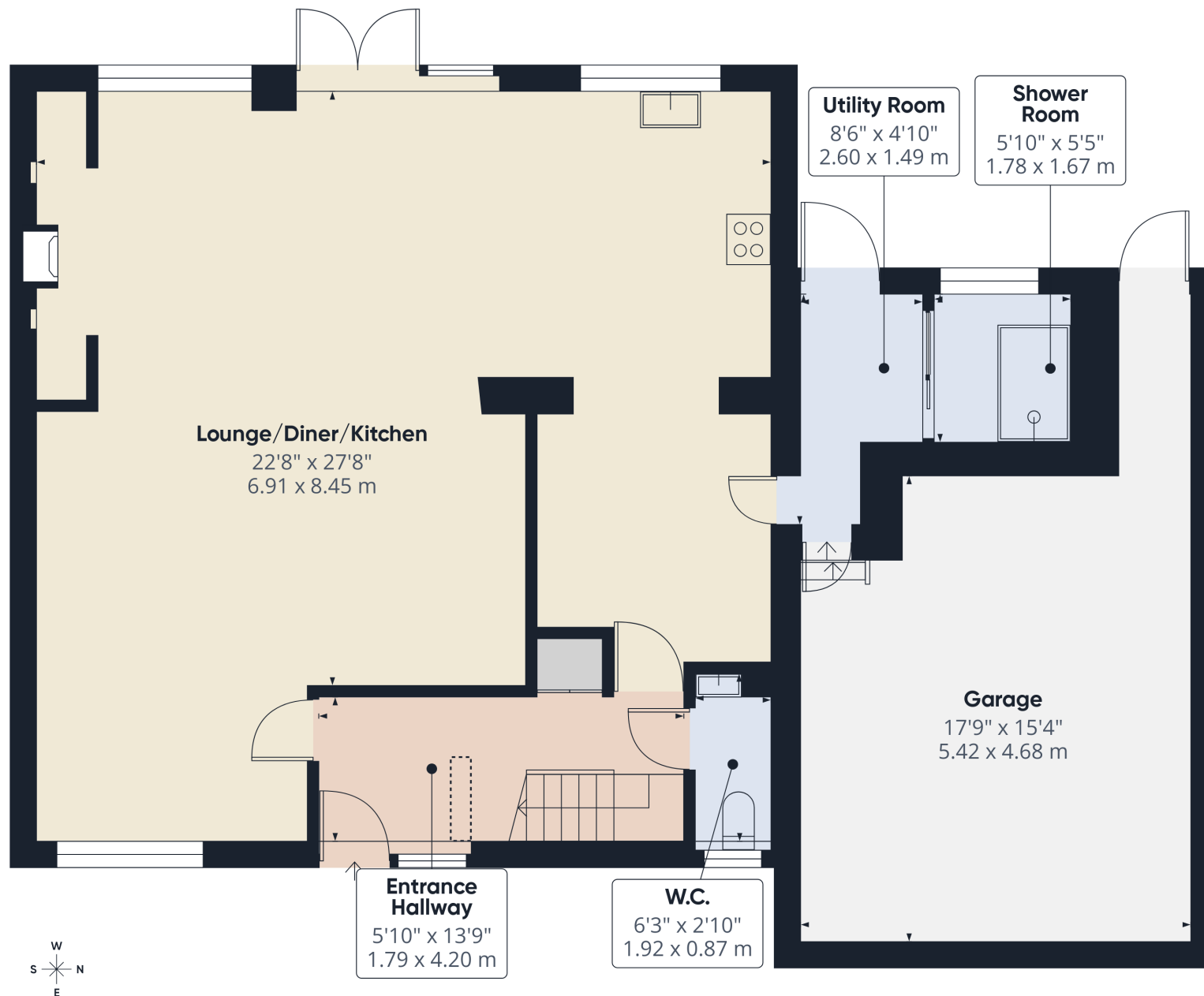
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

1140 ft²
106 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

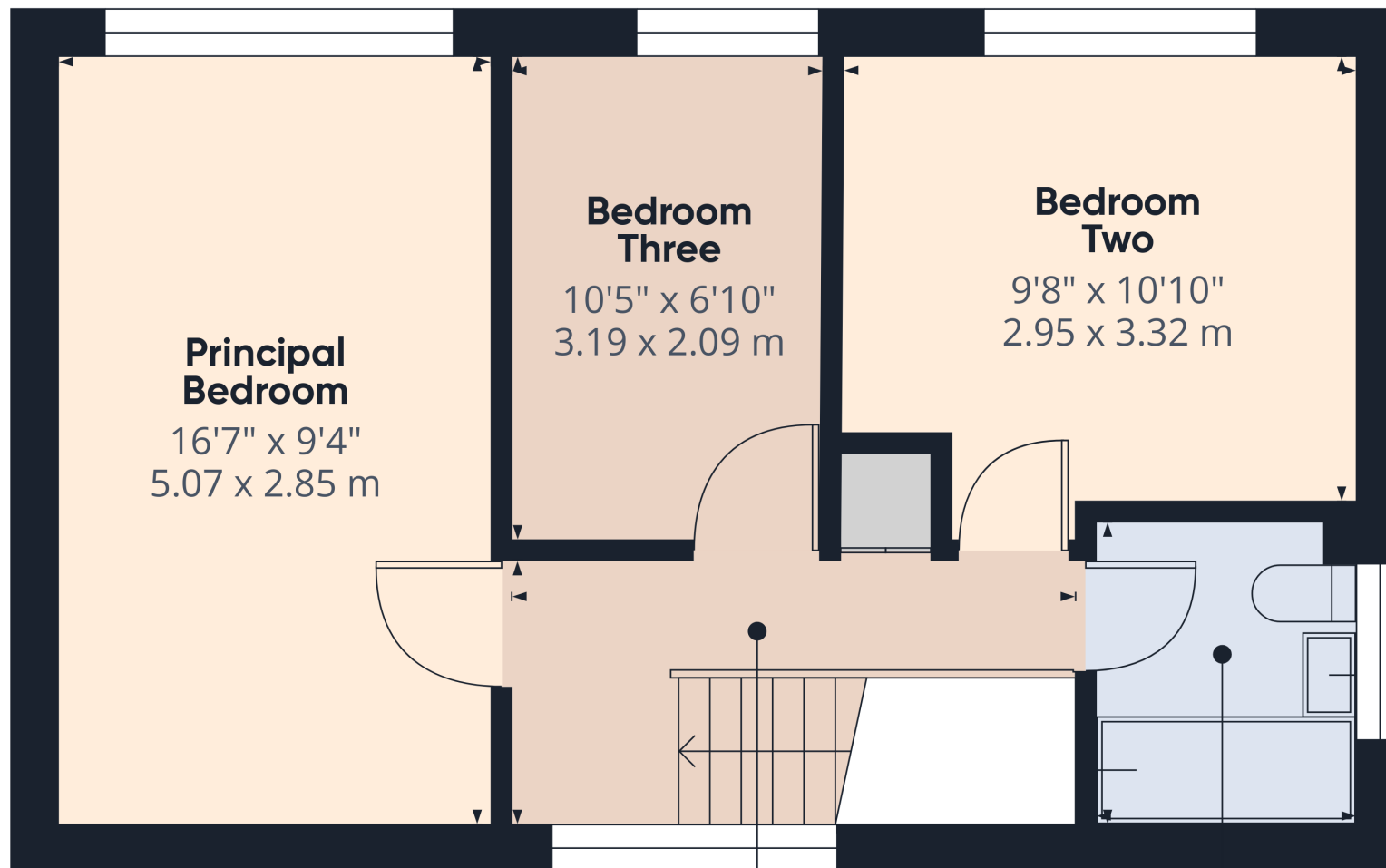
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Approximate total area⁽¹⁾

430 ft²
40 m²

(1) Excluding balconies and terraces

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Floor 1

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