

Terence Painter

ESTATE AGENTS



- No Chain!
- Three Bedrooms
- End of Terrace House
- Great investment/First time buy
- Rear Courtyard Garden
- Town Centre Location
- Close to all Local Amenities
- Lovely Coastal Walks Close By



17 Rodney Street, Ramsgate, Kent. CT119JT.

Freehold £235,000

Being offered to the market with no forward chain is this three bedroom end of terrace house, located in the heart of Ramsgate Town Centre.

This property is a great investment or first time buy opportunity and offers a lot of potential. The property is arranged over three floors, the ground floor includes an enclosed porchway for storage and safety, a good sized lounge with a nice bay window, dining room with outlook over the garden and a kitchen with a door out to the courtyard garden. The first floor houses the principal bedroom and bathroom. The two further bedrooms are located on the second floor.

Externally this property offers a low maintenance, rear courtyard garden and there is a small enclosed front garden space. There is unrestricted on street parking located near the property.

This property is located in the sought after Ramsgate area and is within walking distance to the bustling High Street, local shops, amenities, restaurants, bars, beaches and the harbour.

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

INTERNAL

Ground Floor

Porch

1.03m x 0.94m (3' 5" x 3' 1") Entrance into the porch is gained via a wooden, glazed door. There are two glazed windows, exposed brick and a door to the property that takes you into the lounge:

Lounge

3.93m x 3.49m (12' 11" x 11' 5") The lounge features a bay window to the front, radiator and wooden flooring.

Dining Room

3.11m x 2.47m (10' 2" x 8' 1") The dining room has a window to the rear, storage cupboard and wooden flooring.

Hallway

3.08m x 0.91m (10' 1" x 3' 0") The hallway has carpeted stairs to first floor, radiator and wooden flooring.

Kitchen

4.64m x 1.64m (15' 3" x 5' 5") The kitchen features a wooden glazed door and a window to rear courtyard garden, high and low level units, space for undercounter fridge, freezer and washing machine, integrated electric oven with gas hob, extractor fan, radiator and wooden flooring.

First Floor

Principal Bedroom

4.64m x 3.01m (15' 3" x 9' 11") The principal bedroom has two windows to the front, storage cupboard, radiator and carpeted flooring.

Bathroom

2.63m x 2.01m (8' 8" x 6' 7") Featuring a glazed window gaining borrowed light from the hallway, low level w.c, bath, shower cubicle, storage cupboard, sink unit and radiator.

First Floor Hallway

4.59m x 1.12m (15' 1" x 3' 8") Featuring a glazed window to the rear, carpeted stairs to second floor, radiator and carpeted flooring.

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Second Floor

Bedroom Two

3.96m x 3.37m (13' 0" x 11' 1") Window to the rear, radiator and carpeted flooring.

Bedroom Three

4.23m x 3.28m (13' 11" x 10' 9") Bedroom three has a window to the front, radiator and carpeted flooring.

EXTERNAL

Rear Courtyard Garden

The property has a paved courtyard garden.

Parking

There is unrestricted on street parking near to the property.

Council Tax Band - B.

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

DISCLAIMER

Please be advised when an offer is accepted on this property, the purchaser will not be granted a period of exclusivity on the property and the clients reserve a right to consider and accept any other offers at any time prior to exchange of contracts.

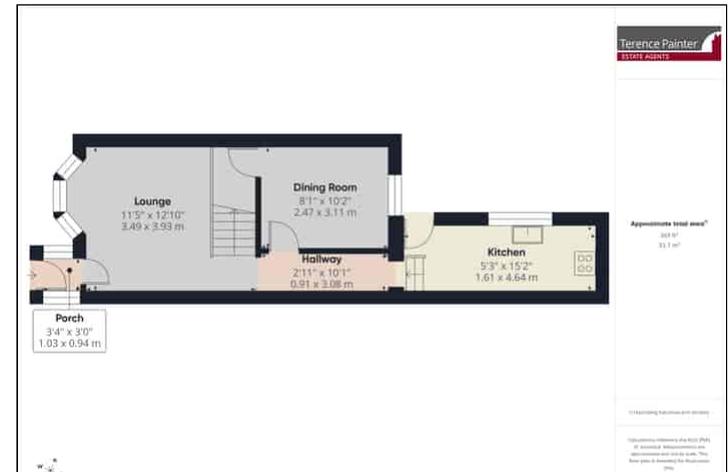


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

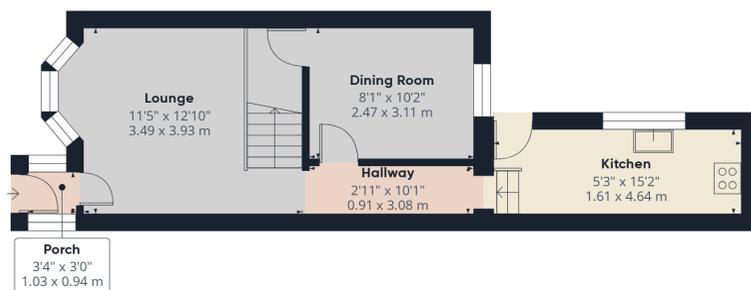


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

994 ft²

92.2 m²

Reduced headroom

77 ft²

7.2 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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