



47 Meridian Close, Ramsgate, CT12 6AY

Offers in the region of £280,000

JUST REDUCED - FOMER SHOW HOME - This stunning 3 bedroom home is now on the market for the first time in recent years. The home has a beautiful finish and has been styled for modern living which really has to be viewed to be enjoyed fully. There is a landscaped rear garden which enjoys the benefit of sunshine from sun rise until late afternoon.

There is a dual hot water system. Electricity and a Gas Boiler.

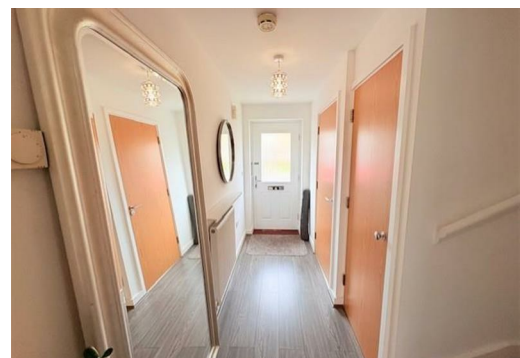
The entrance is into a well kept spacious hallway with down stairs cloakroom and then access to the lounge and kitchen area. The kitchen is a delight with integrated appliances including a fridge freezer with space saver electrical sockets and so much storage, cooking becomes a joy.

The lounge has double doors leading into the landscaped garden and in turn the garage and driveway.

Upstairs is the family bathroom and the 3 bedrooms, the main bedroom enjoys the benefit of an En-suite shower room. Seeing is believing with this home which could feature in any upmarket home magazine.

EPC is B. Council Tax Band is C

LOVETTS OF RAMSGATE



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Lounge 16'6 x 15'2 (5.03m x 4.62m)

Kitchen 11'6 x 8'0 (3.51m x 2.44m)

Bedroom 1 9'8 x 6'18 (2.95m x 1.83m)

Bedroom 2 8'9 x 9'4 (2.67m x 2.84m)

Bedroom 3 14'5 x 12'3 (4.39m x 3.73m)

Hallway 11'6 3'9 (3.51m 1.14m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(85-95) B			
(75-85) C			
(65-75) D			
(55-65) E			
(45-55) F			
(35-45) G			
Not energy efficient - higher running costs			
England & Wales		81	94
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(101-105) A			
(91-101) B			
(81-91) C			
(71-81) D			
(61-71) E			
(51-61) F			
(41-51) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			