



## 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.

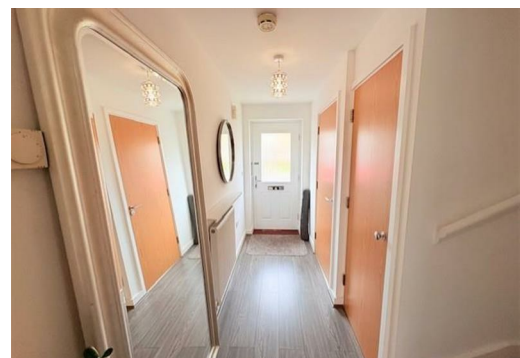
The entrance is into a well kept spacious hallway with down stairs cloakroom and then access to the lounge and kitchen area. The kitchen is a delight with integrated appliances including a fridge freezer with space saver electrical sockets and so much storage, cooking becomes a joy.

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 <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |