



6 FAIRLAWN ROAD RAMSGATE, CT12 6RZ

£325,000
FREEHOLD

Nestled on the charming Fairlawn Road on the borders of Ramsgate/Broadstairs, this delightful fully refurbished three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 980 square feet, the property boasts a well-proportioned reception room and dining room, ideal for both relaxation and entertaining guests.

Constructed in the 1960s, the house retains a sense of character while providing the modern amenities that today's homeowners desire. The three bedrooms are perfect for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, ensuring functionality



MANYWEATHERS
— ESTATE AGENCY —

6 FAIRLAWN ROAD

- 3 bedrooms • Open plan living • Utility room • Walking distance to schools • Private driveway and garage • Border of Ramsgate /Broadstairs • No onward chain • Fully refurbished



Front Exterior

The front exterior presents a traditional semi-detached brick home with a driveway leading to the attached garage. There is a low wall marking the boundary, and the frontage is paved to provide off-road parking space, enhancing convenience and kerb appeal.

Kitchen

This kitchen is beautifully bright and practical, featuring white cabinetry with sleek quartz-effect worktops that extend along both sides of the room, providing ample preparation space. A large window above the sink floods the room with natural light and overlooks the garden, while a set of glass doors at the far end opens out to the rear garden, creating a seamless connection between indoor and outdoor living. The floor is finished with a stylish herringbone pattern vinyl, adding texture and warmth to the space. Integrated appliances include a black oven and hob, complemented by modern chrome handles on all cupboards and drawers.

Utility

This practical utility room benefits from a sink unit and space for appliances, with a window to the outside and access to the garage. It is thoughtfully designed to keep household chores discreetly out of the main living areas while adding valuable storage and functionality.

Living Area / Dining

The living area and dining space form a generous open-plan room, carpeted for comfort and filled with natural light from windows at both ends. This versatile space is perfect for relaxing and entertaining, offering plenty of room to arrange seating and a dining table according to your needs.

Hallway

The hallway presents a welcoming entrance with carpeting that continues up the stairs, white walls, and a door leading through to the main living area. It benefits from natural daylight filtering through the glazed front door and side panels, creating a bright and airy feel.

Bathroom

The bathroom is tastefully finished with floor-to-ceiling grey marble-effect tiling that creates a contemporary and polished look. It includes a white suite with a bath fitted with a shower and screen, a pedestal basin, and a close-coupled WC. The wood-effect vinyl flooring adds warmth, while a frosted window offers natural light and privacy. A chrome heated towel rail completes the space with practical comfort.

Bedroom 1

This bedroom features a large window with white blinds that brightens the room naturally. The fresh white walls and soft grey carpet create a neutral and relaxing atmosphere. A radiator is positioned beneath

the window, and the room is ready to personalise with your own furnishings and décor.

Bedroom 2

A restful bedroom with neutral decor, comprising white walls, grey carpeting, and a sizable window fitted with white blinds. A wall-mounted electric fireplace adds a cosy focal point to the room, while a built-in cupboard offers useful storage space.

Bedroom 3

This compact bedroom benefits from a front window that fills the room with natural light. The soft grey carpet and white walls create a calm and inviting environment, perfect for a single bedroom, nursery, or study space.

Garage

The garage is accessed via a door from the house and provides a secure space with brick walls and a concrete floor. It features a metal up-and-over door at the front and a side door leading to the garden area, offering convenient access and practical storage options.

Rear Garden

The rear garden is a well-maintained, private space combining a paved patio with an elevated artificial lawn bordered by a low brick retaining wall. It is enclosed by dark fencing and includes a trellis section on one side, alongside a garden shed, providing both a peaceful outdoor retreat and practical storage.

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ADDITIONAL INFORMATION

Local Authority –

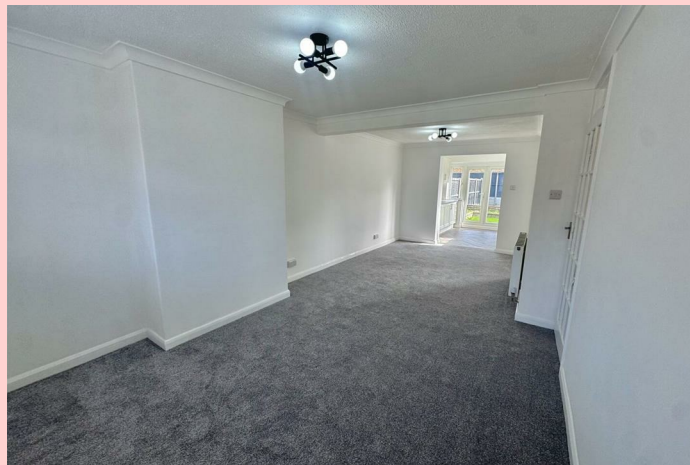
Council Tax – Band C

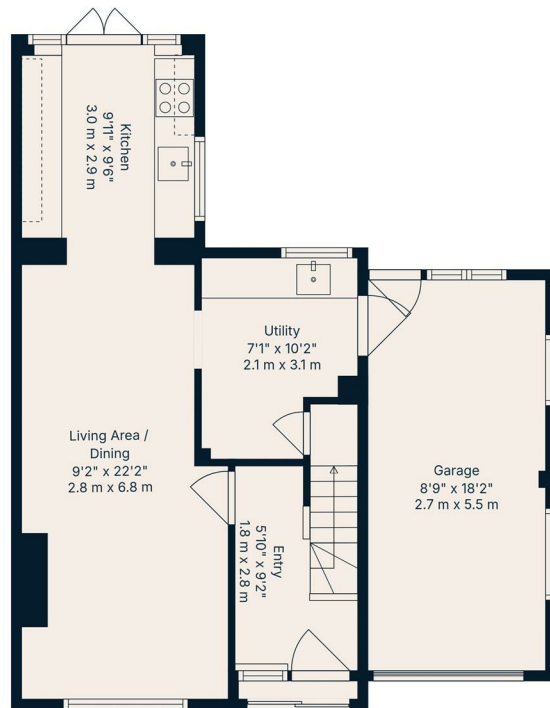
Viewings – By Appointment Only

Floor Area – 979.52 sq ft

Tenure – Freehold

EPC Rating – E





Floor 1



Floor 2

TOTAL: 968 sq. ft, 90 m2

FLOOR 1 : 611 sq. ft, 57 m2, FLOOR 2 : 357 sq. ft, 33 m2

EXCLUDED AREAS: WALLS: 97 sq. ft, 9 m2

Plan Is As Accurate As Possible But Measurements And Layout Remain Approximate.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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