





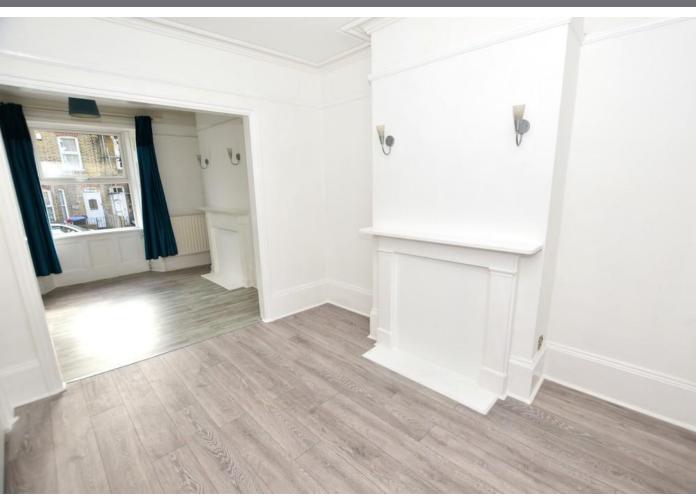
- A Handsome Town House
- Arranged Over Four Floors
- Four Bedrooms, Four Reception
- Rooms
- Well Planned Kitchen
- Chain Free
- Viewing Essential
- Garden
- Period Property



## 154 Grange Road, Ramsgate, CT11 9PR

## £355,000 Offers in excess

\*1700 sq ft\* A handsome town house retaining charm and character situated in a well regarded area of Ramsgate. Ellington park is just across the road, as are a good selection of shops as well as Tesco Express. The Cliff tops are around a ten minute walk where you will find steps as well as a slope leading to the sandy beach. A versatile layout with potentially four bedrooms plus four reception rooms plus two bathrooms, a very us eful utility, plus a well planned kitchen and a utility room and a lawned private garden. The property is arranged over four floors and is more than able to accommodate the larger family. The property is available as a chain free purchase and has both gas central heating as well as double glazing.





# **Property Description**

#### THE P ROP ER TY

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#### EN TRANCE HALL WAY

Entrance is via a glazed and panelled entrance door into hallway, plaster cobbles, stairs to 1st floor, dado rail, doors to:-

## SITTING ROOM

11' 4" x 11' 4" (3.45m x 3.45m) Picture rail, double radiator, two wall light points, double glazed window to front, TV point, Timber fire surround, arch way to dining room.

#### DINING ROOM

11'5" x 9'7" (3.48m x 2.92m) Original coved ceiling, picture rail, large radiator, double glazed door to garden, original wooden shutters to the side.

#### KITCH EN

11' 11" x 7' 9" (3.63m x 2.36m) M easurements include a range of fitted base units with space and plumbing for a slimline dishwasher and an under unit fridge, worksurface over insert with a stainless steel sink and mixer tap, space for gas cooker, double glazed window, double glazed door to garden, stainless steel chimney style filter hood, door to cupboard housing wall mounted gas boiler.

## STAIRS DOWN TO LOWER LEVEL

### RECEPTION ROOM

11' 0" x 11' 9" (3.35m x 3.58m) Coved ceiling, double glazed window, glazed and panelled door to front with external steps up to the pavement level, double radiator, two wall light points, archway leading through to:-

#### RECEPTION ROOM

12' 6" x 11' 1" (3.81m x 3.38m) Coved ceiling, double radiator, double glazed window, built in airing cupboard housing a pre lagged hot water tank, door to :-

#### UTILITY ROOM

7' 2" x 5' 7" (with stainless steel sink and drainer, ceramic tiled splashback's, matching wall units, ceiling down lighters, ceramic tiled flooring, door to:-

## BATHROOM

Bathroom suite comprising of a panelled bath, low-level WC, pedestal, wash basin, ceramic tiled splashback's, double glazed window, extractor fan, shaver light point, ceramic tiled flooring, double radiator.

FIRST FLOOR LAND ING











Double glazed window on mezzanine level, dado rail, radiator, under stairs cupboard, stairs to 2nd floor, doors to:-

## BEDROOM

18'11" x 11'3" (5.77m x 3.43m) Coved ceiling, two double glazed windows to front, two double radiators, picture rail, chimney recess, two built in ward robes.

## BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m) Coved ceiling, double glazed window, radiator, TV point, built-in storage cupbo ard.

#### BATHROOM

Panelled bath with mixer shower, taps, low-level WC, pedestal wash basin, corner glazed shower enclosure fitted with a thermostatically controlled shower fitment, double glazed window, double radiator.

#### SEP AR A TE WC

Low-level WC, double glazed window, access to loft space.

#### SECOND FLOOR LAND ING

Double glazed window, coved ceiling, dado rail, access to loft, doors to :-

#### BEDROOM

18' 10" x 11' 4" (5.74m x 3.45m) Coved ceiling two double glaze windows to front, double radiator.

## BEDROOM

13' 5" x 11' 5" (4.09m x 3.48m) Maximum measurements room is L shap ed, coved, ceiling, d ado rail, radiator, double glazed window, built in ward robe with hanging rail.

#### REAR GARD EN

Accessed from the reception room and the kitchen, step down onto a patio area with steps down onto a lawn, planted borders, set with in fenced perimeters, pedestrian gateway to side alley way.

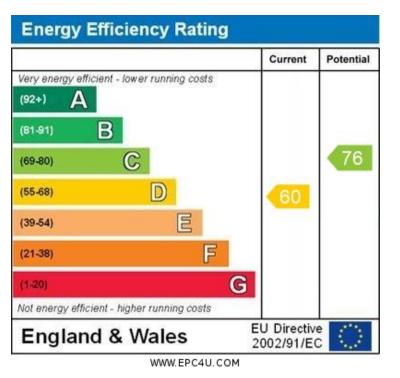
#### MEASUREMENTS

All measurements are for general purpose only. The measurements are approximate, the measurements given should not be relied on. All measure ments were taken using a sonic tape therefore maybe subject to a small margin of effort. 2.18 m x 1.7 m) Measure ments include a range of fitted base units, worksurface inset These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not reply on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order. COUNCIL TAX

Local Authority - Thanet District Council Council Tax Band C Council Tax Cost (£PA) £2,049.47

#### ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors





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