



42 Thirlmere Avenue, Ramsgate, CT11 0PH

£295,000

- Chain Free
- 60ft West Facing Garden
- Garage
- Drive for two cars
- Two Double Bedrooms
- Lounge/Diner
- Modern Kitchen

CHAIN FREE. We are pleased to bring to the market this two-bedroom semi-detached bungalow located in Thirlmere Avenue on the popular Nethercourt Estate close to the Ramsgate Harbour and town centre. Nethercourt Estate is located less than 2 miles from the Thanet Parkway station providing easy access to local towns and London. The property comprises: two bedrooms the main bedroom with fitted bedroom wardrobes and chest of drawers, shower room, lounge/diner and modern kitchen that overlooks the rear garden. There is a block paved driveway providing parking for up to three vehicles a single garage and a 60ft west facing rear garden. Further features include double glazing and gas central heating. Keys held for immediate viewings. EPC Band Council Tax Band C



Property Description

DESCRIPTION

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HALL

Single glazed door, textured ceiling, loft access, built in cupboard housing the water tank and water meter.

BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.69m) Double glazed window, radiator, textured ceiling.

LOUNGE/DINER

14' 3" x 11' 1" (4.34m x 3.38m) Double glazed window, gas fire, radiator, textured ceiling

BEDROOM ONE

10' 7" x 12' 11" (3.23m x 3.94m) Double glazed window, radiator, textured ceiling, fitted wardrobes and units.

Measurements exclude the fitted wardrobes and units.

KITCHEN

11' 9" x 8' 3" (3.58m x 2.51m) Double glazed windows and door, fitted matching units, stainless steel extractor, stainless steel sink, built in double electric oven/grill, electric hob, space for a washing machine, fridge and freezer, wall mounted boiler.





Measurements exclude fitted units

SHOWER ROOM

White suite comprising a low level double W.C., shower cubicle with an electric shower, vanity unit with inset basin, double glazed window, textured ceiling, radiator, tiled flooring.

FRONT GARDEN

Brick boundary walls, laid to lawn, block paved driveway.

GARAGE

Up and over door, power and light, single glazed window to rear.



MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.



Flood Area:

Rivers & Seas - No Risk

Flood Risk: Low

Local Authority = Kent

Conservation Area: No

REAR GARDEN

West facing 60ft rear garden, laid to lawn, block paved patio, gate providing side access.

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ESTATE AGENTS

