



Thomas
jackson
ESTATE AGENTS



42 Denmark Road
Ramsgate, CT11 7NH

- Modern décor throughout
- Open plan living/dining area
- Central location
- Lawned garden

Offers In Excess Of £225,000

EPC Rating '70'





Property Description

DESCRIPTION

A must see for first time buyers! Located in a popular area of Ramsgate this attractive 2 bedroom terraced house has modern décor throughout and is only a short distance from local schools, shops and restaurants. Downstairs offers spacious living accommodation with an open plan lounge/dinning room, through to a recently renovated kitchen/breakfast room with patio doors leading to a lawned garden featuring a cabin. Upstairs is a large double bedroom with fitted wardrobes, a second double bedroom and family bathroom with a roll top bath and walk in shower. Viewings are highly recommended.

HALL

Glazed door, carpet flooring, stairs to the first floor.

LOUNGE/DINER

23' 05" x 10' 05" (7.14m x 3.18m) Open plan lounge/dining area with under stairs storage cupboard, double glazed window, carpet and laminate flooring.



KITCHEN/BREAKFAST ROOM

13' 10" x 11' 00" (4.22m x 3.35m) Measurements to include modern fitted grey gloss kitchen units, granite effect worktops, composite sink with mixer tap, tiled splashback, stainless extractor, gas hob, built in electric oven, space for a dishwasher, washing machine and tumble dryer. Double glazed window, inset spots lights, tiled effect laminate flooring, double glazed French doors.

BATHROOM

Spacious bathroom comprising a quadrant shower, roll top bath, W.C., and pedestal hand basin, double glazed window, chrome heated towel rail, part panelled walls, vinyl flooring, spot lights.



BEDROOM ONE

11' 11" x 12' 06" (3.63m x 3.81m) Double bedroom featuring two double built in wardrobes, radiator, carpet flooring.

BEDROOM TWO

11' 02" x 8' 06" (3.4m x 2.59m) Second double bedroom overlooking the rear garden, radiator, carpet flooring.

REAR GARDEN

12' 01" x 8' 08" (3.68m x 2.64m) Laid to lawn, timber cabin, ideal for an office or gym, power and light and insulated.



MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

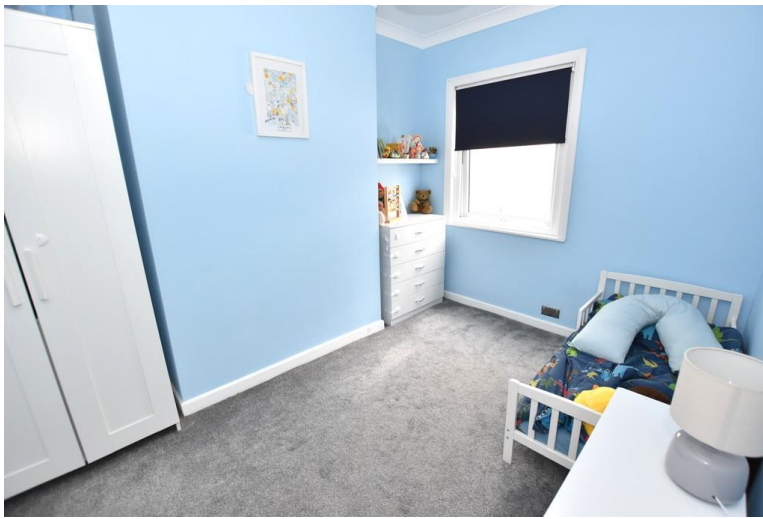
ANTI MONEY LAUNDERING

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

AGENT NOTES

Council Tax Band B





Freehold

EPC

Flood Risk

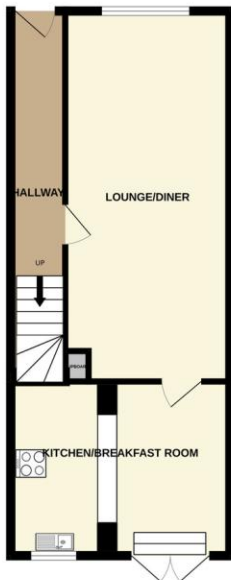
Rivers & Seas No Risk

Surface Water Very Low



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained these measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

