



- Chain Free
- Three Bedrooms
- DG & GCH
- Long Garden
- Viewing Advised
- Family Home

69 Prestedge Avenue, Ramsgate, CT11 7BT

Offers In Excess Of £200,000

Available chain free, we are pleased to offer for sale this well appointed mid terraced house. The property has recently been redecorated and has a modern kitchen and bathroom. The property is thought perfect for a first time buyer or investment buyer. The property is arranged as entrance hallway, reception room, kitchen, lobby, bathroom and WC on the ground floor. The first floor set as three bedrooms. To the rear a long garden, to the front there is the potential for a parking space ( uninvestgated )





## Property Description

### THE PROPERTY

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### ENTRANCE HALLWAY

Entrance is via double glazed entrance door to hallway, Hallway has stairs to 1st floor, wall mounted fuse boards doors to

### RECEPTION ROOM

12' 1" x 13' 1" (3.68m x 3.99m) Two double glazed windows to the front, radiator, door to under stairs storage cupboard, door to:-

### KITCHEN

11' 5" x 7' 10" (3.48m x 2.39m) Maximum measurements and include a range of fitted base units, space for fridge freezer, gas or electric freestanding cooker, space for washing machine, Work surface over set with a stainless steel sink and drainer with mixer taps, ceramic tiled splashback, coordinating wall cupboards, extractor fan, double glazed window, door to bathroom, door to lobby.

### BATHROOM

Bathroom suite comprising of low level WC pedestal wash hand basin and a panel bath with ting twin grips, double glaze window, extractor fan, radiator.

### LOBBY

6' 10" x 3' 5" (2.08m x 1.04m) Double glazed window and door to the garden.

### STAIRS TO

### LANDING

Access to the landing, doors to:-

### BEDROOM ONE

16' 5" x 9' 9" (5m x 2.97m) Two double glazed windows to the





front, double radiator, door to airing cupboard with a wall mounted gas boiler and factory lagged hot water cylinder.

#### **BEDROOM TWO**

11' 4" x 10' 2" (3.45m x 3.1m) Double glazed windows with views over open farmland, radiator.

#### **BEDROOM THREE**

7' 11" x 7' 10" (2.41m x 2.39m) Double glazed window, views over open farmland, radiator.

#### **REAR GARDEN**

In a natural condition with a paved patio area and side pedestrian access.

#### **FRONT GARDEN**

In a natural condition.

#### **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. 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.

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 B

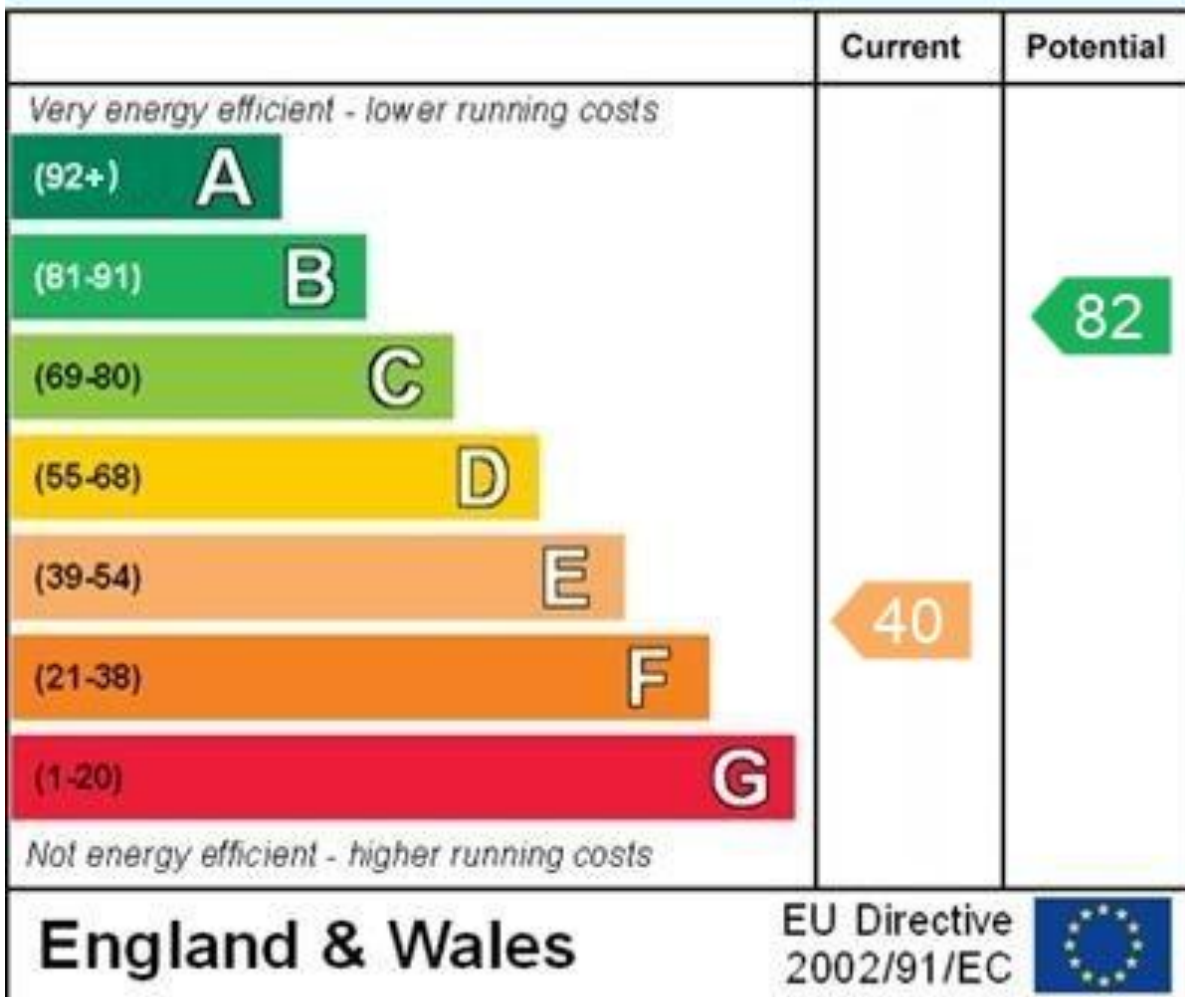
Council Tax Cost (PA) £1,793.29

#### **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.



# Energy Efficiency Rating



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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 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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ESTATE AGENTS

