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ESTATE AGENTS



42 Bloomsbury Road

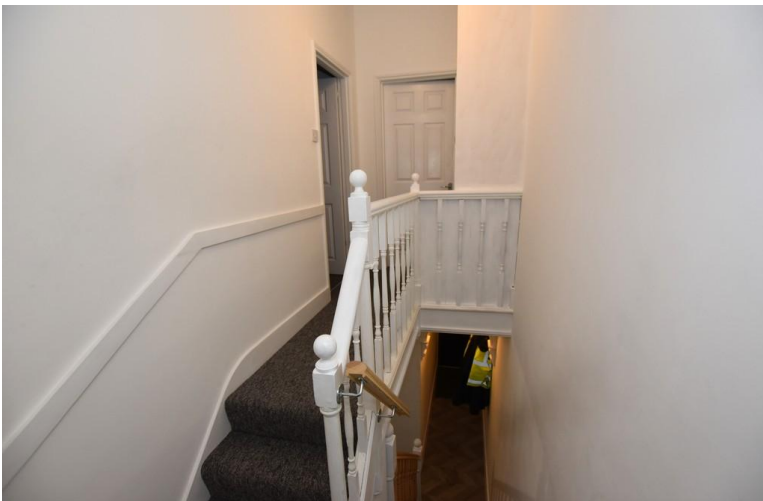
Ramsgate, CT11 0AQ

- High Gloss Kitchen
- Bi Fold Doors Open to The Garden
- Two Double Bedrooms
- Sitting Room and Dining Room

£260,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

A stunning mid terraced house situated on the popular West side of Ramsgate. The property has been thoughtfully decorated throughout and offers a contemporary twist with original features. The property offers extended accommodation and high gloss kitchen with bi fold doors opening onto the garden. There is also a dining room and sitting room plus the essential downstairs WC. On the first floor a spacious landing, two double bedrooms and a very generous family bathroom with separate bath and double shower. To the rear a long lawned garden with planted borders. The property boasts gas central heating as well as double glazing, viewing essential.

ENTRANCE HALLWAY

Double glazed entrance door into hallway, plaster cords and feature arch, opening into dining room

DINING ROOM

11' 5" x 15' 0" (3.48m x 4.57m) Brick faced chimney recess



houses a raw on log burner, shelf chimney recess, door to under stair storage cupboard, two wall light points, square art through to sitting room, door to;

SITTING ROOM

12' 6" x 11' 8" (3.81m x 3.56m) Measurements into the bay, double glazed bay window to front, TV point, brick chimney.

KITCHEN

13' 4" x 14' 11" (4.06m x 4.55m) Measurements include a range of high gloss fitted units with an integrated fridge and freezer, drawers and space for a range cooker, space for washing machine, high glass worksurface over and set with a black resin sink with mixer tap, attractive tiling, stainless steel splashback, range of matching wall units, ceiling fitted with LED downlights, double glaze window, double glazed bifold windows open onto the rear garden and patio.

STAIRS TO:-

LANDING

Has access to loft space, built-in storage cupboard, doors to;



BEDROOM ONE

13' 10" x 10' 5" (4.22m x 3.18m) Plus measurement and depth of built-in fitted wardrobes X 10'5", radiator, two double glazed windows to the front, plenty of built in storage.

BEDROOM TWO

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window, cupboard fitted with gas boiler for central heating and domestic hot water plenty of built-in storage, rule on fireplace, radiator.



BATHROOM

9' 3" x 7' 9" (2.82m x 2.36m) Measurements include a corner bath with a freestanding pillar tap, double shower enclosure features thermostatic shower fitment with oversized shower rose, low-level WC, vanity wash handbasin with mixer tap and storage below, radiator, heated towel rail, double glazed window, extractor fan.

REAR GARDEN

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

AGENT NOTES

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The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

Vendor Advises:

The boiler is 3 years old and has recently been serviced, also holds a current EICR certificate for the electrics.



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

