



Thomas
jackson
ESTATE AGENTS



219 Ramsgate Road

Margate, CT9 4EY

- Super Semi-Detached House
- Three Double Bedrooms
- Gas central Heating & Double Glazing
- Plenty Of Off-Road Parking
- Garage
- Veranda
- Close To QEQM

£279,995

EPC Rating '64'





Property Description

THE PROPERTY

Step into this delightful spacious property and embrace the charm of this 1960s Semi-detached house, offering a generous square footage of living space perfect for families. The heart of the home is its expansive, open-plan reception room, ideal for entertaining, leading seamlessly into a bright kitchen diner that opens out onto a delightful veranda – perfect for alfresco dining and enjoying the views. Upstairs, you'll find three comfortable bedrooms, while a convenient family bathroom is located on the ground floor. The property also boasts well-maintained gardens to both the front and rear, a garage, and the added benefits of gas central heating and double glazing, ensuring warmth and efficiency.

ENTRANCE HALLWAY

Double glazed entrance door with double glazed panel to the side, entrance into hallway



RECEPTION ROOM

15' 10" x 13' 0" (4.83m x 3.96m) Maximum, large, double-glazed window overlooks front garden, TV point, telephone point, feature wrought iron fireplace houses a coal effect gas fire on a granite plinth.

KITCHEN DINER

16' 8" x 11' 0" (5.08m x 3.35m) Maximum measurement including range of fitted base units, space for fridge freezer, space for freestanding washing machine and dishwasher, fitted gas oven, rolled edge work surface over insert with a stainless steel sink and mixer tap, four burner gas hob, Attractive tiling splashback, range of coordinating cupboards over, skylight window, double glazed windows to either side, double glazed sliding patio door leads to a veranda, double radiator, wall mounted gas boiler for central heating and domestic hot water.



BATHROOM

Bathroom WC suite comprises of a panel bath with twin grips and mixer tap over, shower attachment, low-level WC, pedestal wash basin, radiator, double glaze window, tile splashback and tiled floor.

STAIRS TO

Stairs to landing has access to loft space and doors leading to

BEDROOM

15' 10" x 10' 2" (4.83m x 3.1m) Large double glazed window to the front, radiator.

BEDROOM

14' 7" x 7' 11" (4.44m x 2.41m) Double glazed window to side and double glazed window to rear, radiator, doors to built-in storage cupboard

BEDROOM

8' 8" x 7' 7" (2.64m x 2.31m) Double glazed window to rear overlooks rear garden



REAR GARDEN

The rear garden is accessed via the kitchen and opens onto a pretty veranda, steps down to a lawn and paved patio, lawn and mature borders, gateway for pedestrian access. It is west facing and has a sunny aspect.

FRONT GARDEN AND PARKING

Lawn and mature planting, plenty of off-road parking.

GARAGE

Power and lighting





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.

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

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £1,983.39

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		