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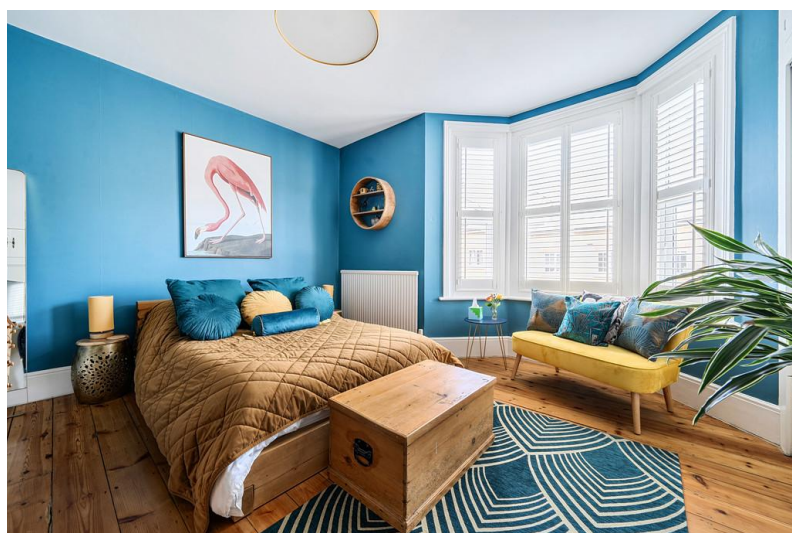
13 Lillian Road

Ramsgate, CT11 7DT

- Stunning Terraced House
- Three Double Bedrooms
- Kitchen Breakfast Room Plus Utility Room WC
- Gas Central Heating & Double Glazing with Colonial Style Shutters
- Beautiful Private Garden
- Useful Cellar Room
- Viewing Essential
- Close To Cliff Tops, shopping facilities & Schools

£350,000

EPC Rating '71'





Property Description

THE PROPERTY

As you step into this stunning three-bedroom mid-terrace property, you're greeted by a charming entrance hallway that sets the tone for a home rich in character and original features. The ground floor unfolds into a spacious, open-plan reception room, creating a seamless flow perfect for both relaxing and entertaining. The kitchen is very well planned and incorporates fitted appliances as well as a breakfast bar, plus a separate utility room and WC. A staircase gracefully ascends to the first-floor landing, where you'll discover three generously sized double bedrooms. The home also boasts a sumptuous shower room with a WC, ensuring a comfortable and luxurious feel. With double glazing, central heating, and elegant colonial-style blinds, the interior is both cozy and stylish. Outside, a very pretty courtyard offers a private and tranquil space to enjoy the outdoors.



ENTRANCE PORCH

Panelled and glazed entrance door into entrance porch, coved ceiling, core matting, panel glazed entrance door into hallway.

ENTRANCE HALLWAY

Stairs two first floor, coved ceiling, plaster corbels, ceramic tiled flooring, leading onto exposed wooden floorboards, radiator, opening into:-

OPEN PLAN RECEPTION ROOM

25' 2" x 14' 1" (7.67m x 4.29m) Measurement includes open staircase to 1st floor, original coved ceiling, double glazed bay window to front with colonial style shutters, fire surround with a wrought iron insert Set on a granite hearth, exposed wooden floorboards, two radiators, double glazed window to rear with colonial style shutters, door to useful cellar., doorway to kitchen.

KITCHEN BREAKFAST ROOM

16' 1" x 9' 1" (4.9m x 2.77m) Kitchen 16'1" X 9'1" maximum measurements including an extensive range of fitted base units incorporating space for Range style cooker, integrated dishwasher, space for undercounter fridge, breakfast bar area, Wood block effect work surface inset with a ceramic one and a half bowl sink and drainer, mixer tap, attractive tiling, matching wall cupboards over, breakfast bar, quarry tiled floor, radiator, ceiling inset with LED downlights, French doors to:-

UTILITY ROOM WC

Door from kitchen to utility room/WC comprises of low-level WC, wall hung wash basin with mixer tap, radiator, quarry tiled flooring, double glazed window, ceiling inset with LED downlights, space and plumbing for washing machine and condenser tumble dryer.

STAIRS TO

LANDING

Access to loft space, plaster corbels and feature plaster arch, built in linen cupboard, doors to:-

BEDROOM ONE

12' 7" x 12' 9" (3.84m x 3.89m) Plus depth of built-in wardrobe, double glazed bay window to front fitted with colonial style wooden shutters, two deep built in wardrobes with hanging rail and storage shelf, exposed wooden flooring, radiator, wrought iron feature fireplace.





BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window fitted with colonial style wooden shutters, radiator, laminate flooring.

BEDROOM THREE

9' 1" x 8' 7" (2.77m x 2.62m) Radiator, double glazed window to rear with colonial style wooden shutters, double built in wardrobe with a wall mounted gas boiler.

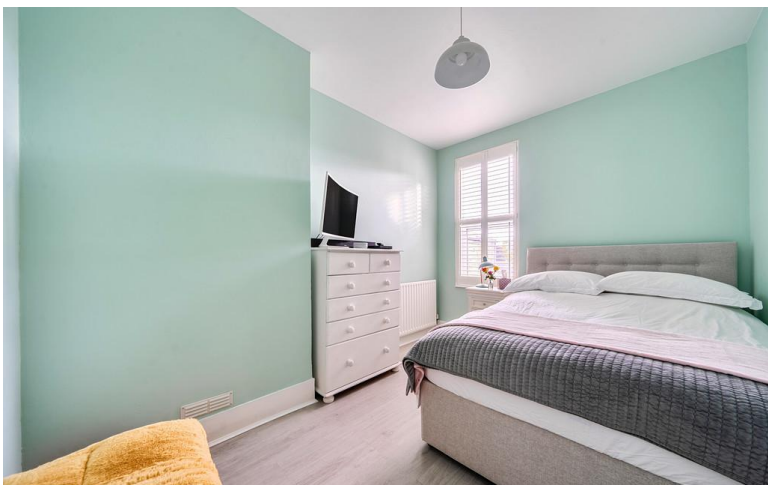
SHOWER ROOM WC

Suite comprises of Victorian style low level WC, pedestal wash basin with mixer taps and a double shower enclosure featuring both overhead rain fall shower and handheld showerhead and riser, attractive Metro tiling, double glazed window, ceiling inset with LED downlights, heated towel rail, attractive tiled flooring.

REAR GARDEN

Rear Garden is set privately within Fenced parameters, comprises a raised paved patio, steps down onto an Indian sandstone courtyard with a raised pergola, outside tap, outside wall light point, outside power point.





MEASUREMENTS

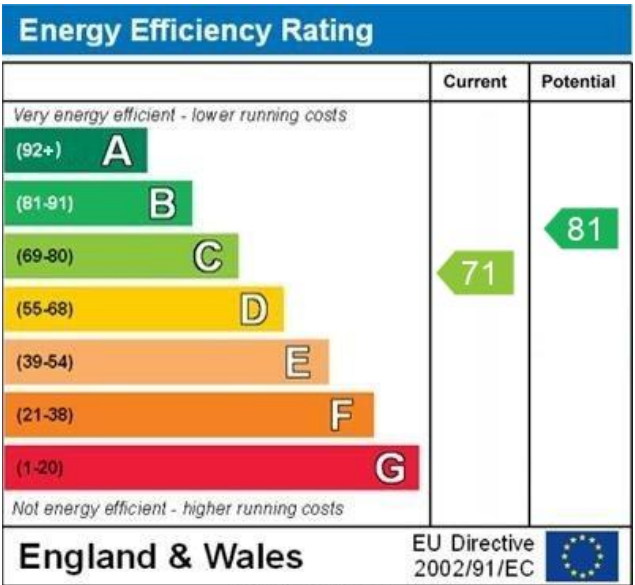
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ANTI MONEY LAUNDERING

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 B
Council Tax Cost (PA) £1,878.69

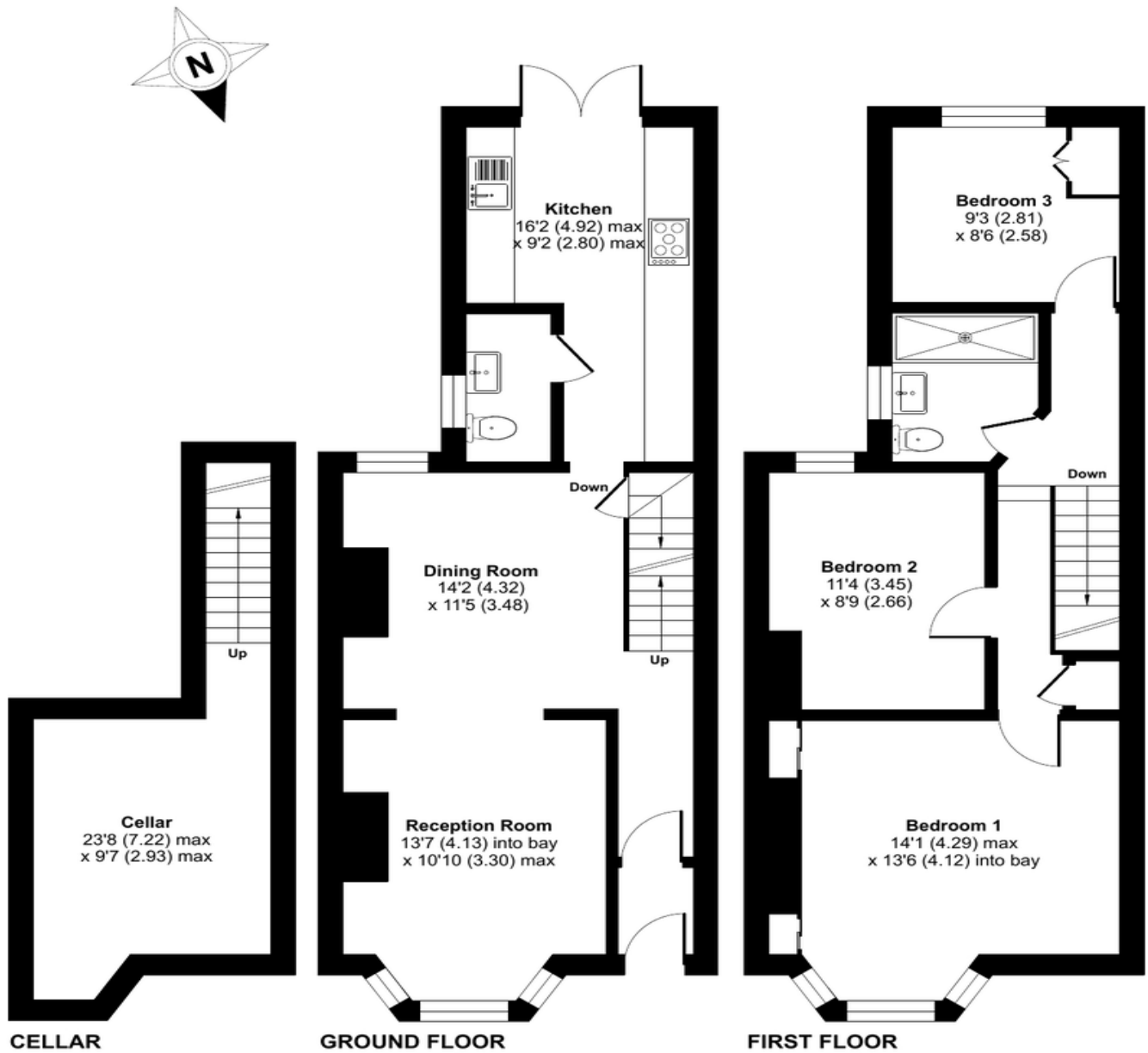


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Lillian Road, Ramsgate, CT11

Approximate Area = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Thomas Jackson Estate Agents Ltd. REF: 1348161

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