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ESTATE AGENTS



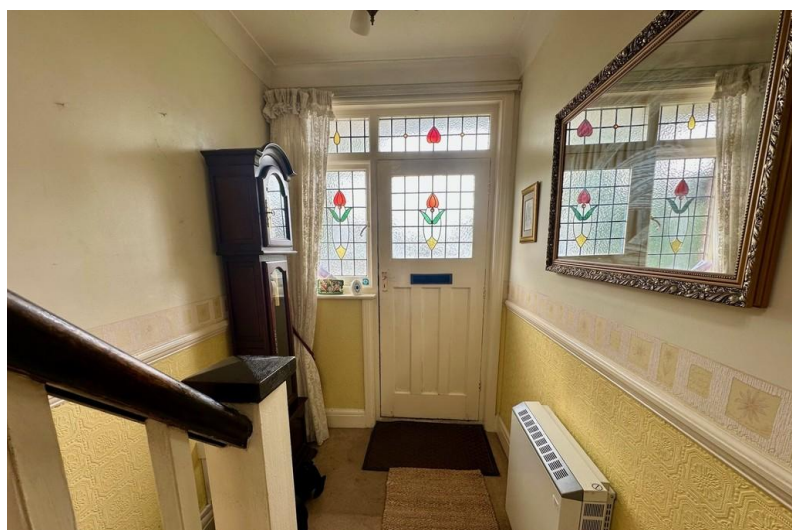
**379 Margate Road**

Ramsgate, CT12 6SE

- Spacious Semi-Detached Family Home
- Two Reception Rooms Plus Conservatory
- Three Bedrooms
- Parking & Garage
- Park Like Garden with Mature Trees & Shrubs
- Abundance Of Character, Open Fireplace, Leaded Light Windows
- Requiring A Sympathetic Programme of Modernisation
- Close To Local Facilities and Transport Links

**£300,000**

EPC Rating '43'







## Property Description

This spacious three-bedroom semi-detached house presents a fantastic opportunity for anyone looking to create their dream home. While it requires a sympathetic program of modernisation, the property is full of character and charm, offering a deceptive amount of space. The ground floor features an entrance hallway, a cozy sitting room with open fireplace, a separate dining room, a sun lounge/conservatory, and a spacious kitchen. Upstairs, you'll find three generous bedrooms and a spacious wet room. With the added benefits of secondary glazing and Economy 7 heating, this home is ready for a new owner to bring it to its full potential. To the front plenty of parking space plus a garage or workshop. To the rear a lovely park like garden with mature trees and planting. The property is available chain free and worthy of early viewing.

### ENTRANCE HALLWAY

Panel glazed entrance door with leaded light panel to side and over, opens into entrance hallway, Coved ceiling, door to under stair storage cupboards, dado rail, economy seven heater, doors to:-





#### **SITTING ROOM**

14' 2" x 12' 7" (4.32m x 3.84m) Measurement into bay and to recess, coved ceiling, leaded light secondary glaze window to front, brick built fireplace with quarry tile half and open fireplace, chimney recesses for shelves and cupboards, TV point, economy seven heater, telephone point.

#### **DINING ROOM**

12' 2" x 10' 10" (3.71m x 3.3m) Coved ceiling, dado rail, economy 7 heater, arch opening into kitchen, arch opening into sun lounge.



#### **KITCHEN**

8' 8" x 7' 4" (2.64m x 2.24m) Measurement include range of fitted base units with a fitted electric fan oven, rolled edge work surface over inset with one and a half bowl sinks and single drainer, mixer tap over. There is also an inset four burner halogen hob, attractive panelling, range of wall units over, lead lit light window overlook garden, brick feature hood houses filter hood.

#### **SUN LOUNGE / CONSERVATORY**

13' 4" x 7' 5" (4.06m x 2.26m) Set beneath a polycarbonate roof, double glazed light effect panels and double glaze French doors open onto the garden, power and wall light points.



#### **STAIRS TO:-**

#### **LANDING**

Landing has access to loft space, double glazed leaded light window to side, doors to:-

#### **BEDROOM ONE**

14' 3" x 11' 5" (4.34m x 3.48m) Measurement into built-in wardrobe, coved ceiling, dado rail, complete wall of sliding mirror wardrobes, economy seven heater, leaded light secondary glazed bay window to the front.

#### **BEDROOM TWO**

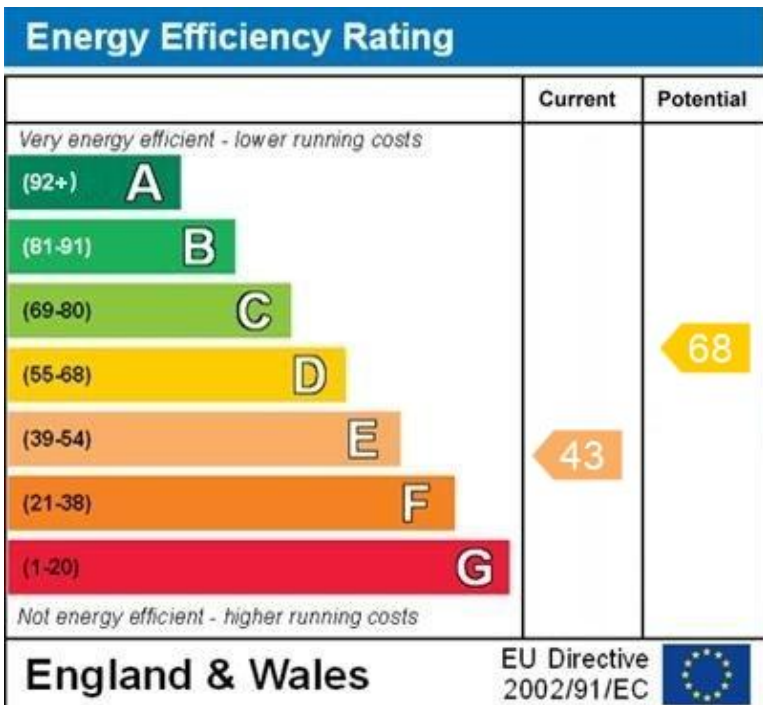
12' 2" x 11' 5" (3.71m x 3.48m) Measured into back of wardrobe, coved ceiling, leaded light window overlooks rear garden, dado rail, economy seven heater, two built-in double wardrobes.

#### **BEDROOM THREE**

7' 8" x 7' 0" (2.34m x 2.13m) Coved ceiling, dado rail, leaded light secondary glazed window to front, built-in shelf storage cupboard.







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#### WET ROOM WC

Well appointed wet room with a wall mounted electric shower fitment, wall mounted wash hand basin and electric bidet style low-level WC, built-in storage cupboard houses a factory lagged hot water cylinder, secondary glazed window to side and to rear, wall mounted electric fan heater, coved ceiling, attractive tiling, heated towel rail.

#### REAR GARDEN

A mature garden, in the main set to lawn with attractive planted borders. There are numerous mature trees plus a spacious courtyard area with pedestrian access to the garage.

#### FRONT GARDEN

Laid to lawn with mature planted borders and trees, plenty of off road parking and access to the garage.

#### GARAGE / WORKSHOP

folding doors open to the garage or workshop.

#### 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. The mention of any appliances



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