



Thomas
jackson
ESTATE AGENTS



31 Woodford Avenue

Ramsgate, CT12 6RD

- Mid Terraced House
- Two Double Bedrooms
- Open Plan reception Room
- Modern Fitted Kitchen
- Spacious Four Piece Bathroom Suite
- Private Garden
- Central Position
- Double Glazing & Gas Central Heating

£250,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

PERFECT FIRST TIME BUY The house we seek but often cant find! A lovely mid terrace house situated in a popular location with excellent facilities close by. Boasting lovely decoration throughout and includes a recently remodelled bathroom and kitchen. Accommodation arranged as entrance hallway, an open plan through lounge and dining room and a well planned kitchen. On the first floor two double bedrooms and the family bathroom. To the rear a lawned garden faces onto open farmland and playing Fields. The property has gas central heating as well as double glazing, viewing urgently advised.

ENTRANCE HALLWAY

Double glazed entrance door into hallway, stairs to 1st floor, Coved ceiling, dado rail, radiator, laminate flooring, plaster corbels, panel glazed door to:-



OPEN PLAN RECEPTION ROOM

24' 5" x 10' 10" (7.44m x 3.3m) Coved ceiling, double glazed window to rear, double glazed bay window to front, TV point, laminate flooring, door to under stair storage cupboard, two double radiators, TV point, two wall light points, door to:-

KITCHEN

9' 2" x 8' 9" (2.79m x 2.67m) Measurements include a range of contemporary high gloss units of drawers and cupboards, fitted electric fan oven, space for washing machine and fridge freezer, worksurface over inset with stainless steel sink and mixer tap, four burner gas hob, matching up stands, double glazed window to rear, double glazed door to garden, wall mounted gas boiler for central heating and domestic hot water, range of coordinating wall units over, ceramic tiled floor.

STAIRS TO:-

LANDING

Access to loft space, coved ceiling, built-in linen cupboard, doors to:-



BEDROOM ONE

14' 1" x 10' 10" (4.29m x 3.3m) Coved ceiling, two double glazed windows to front, two radiators.

BEDROOM TWO

10' 11" x 8' 6" (3.33m x 2.59m) Coved ceiling, double glazed window, attractive wrought iron insert to chimney breast, radiator.



FAMILY BATHROOM

8' 11" x 8' 7" (2.72m x 2.62m) Suite comprises of panel bath with mixer taps, pedestal wash hand basin with mixer tap, corner shower enclosure with a main fed thermostatic shower fitment over, low level WC, fitted double cupboard for storage, attractive tiling, ceramic tiled floor, heated towel rail.

REAR GARDEN

The rear garden is set to lawn and patio. set within fenced perimeters.





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 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 B

Council Tax Cost (PA) £1,878.69

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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

