



SAXON SHORE
— ESTATE AGENTS —



4 Winifred Avenue, Ramsgate, Kent CT12 6AT

Offers in excess of £300,000

Introducing this four bedroom, semi detached house on Winifred Avenue in Ramsgate. Located within walking distance to Westwood cross, local amenities, public transport links and in the catchment area for several highly rated schools. The property benefits from a two storey extension providing plenty of extra space, and recently installed solar panels for energy efficiency.

Accommodation spans across two floors and comprises entrance hall, a large lounge, a separate dining room with sliding doors that open onto the garden, a well proportioned kitchen with a breakfast bar, a utility room and a W/C to the ground floor.

Upstairs are three double bedrooms, a good sized single bedroom and a full bathroom/wet room.

Outside to the front is a block paved garden and driveway, with a side gate for rear access. To the rear is a patio garden with an electric powered and soundproofed workshop.

Porch

6'7" x 4'4" (2.02 x 1.33)

Entrance Hall



Lounge

9'10" x 19'3" (3 x 5.87)



Dining Room

13'8" x 9'10" (4.18 x 3)



Kitchen

13'0" x 10'2" (3.97 x 3.1)



Utility Room

6'4" x 8'9" (1.95 x 2.68)



WC

3'1" x 6'1" (0.95 x 1.86)

Landing

Bedroom 1

13'0" x 10'2" (3.97 x 3.1)



Bedroom 2

9'10" x 12'1" (3 x 3.7)



Bedroom 3

9'10" x 10'7" (3 x 3.25)



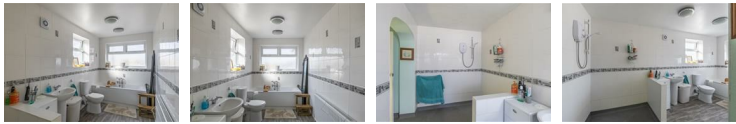
Bedroom 4

6'7" x 7'6" (2.02 x 2.3)



Wet Room/Bathroom

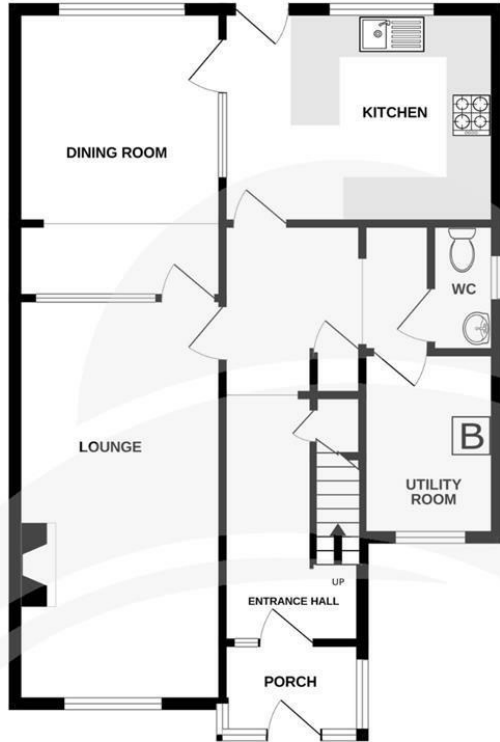
6'4" x 14'10" (1.95 x 4.54)



Garden



GROUND FLOOR
65.7 sq.m. (707 sq.ft.) approx.

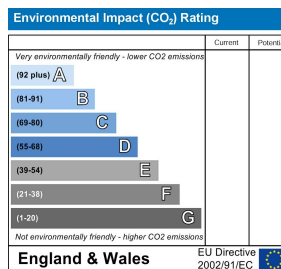
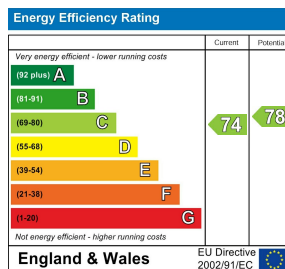


1ST FLOOR
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 121.7 sq.m. (1310 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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