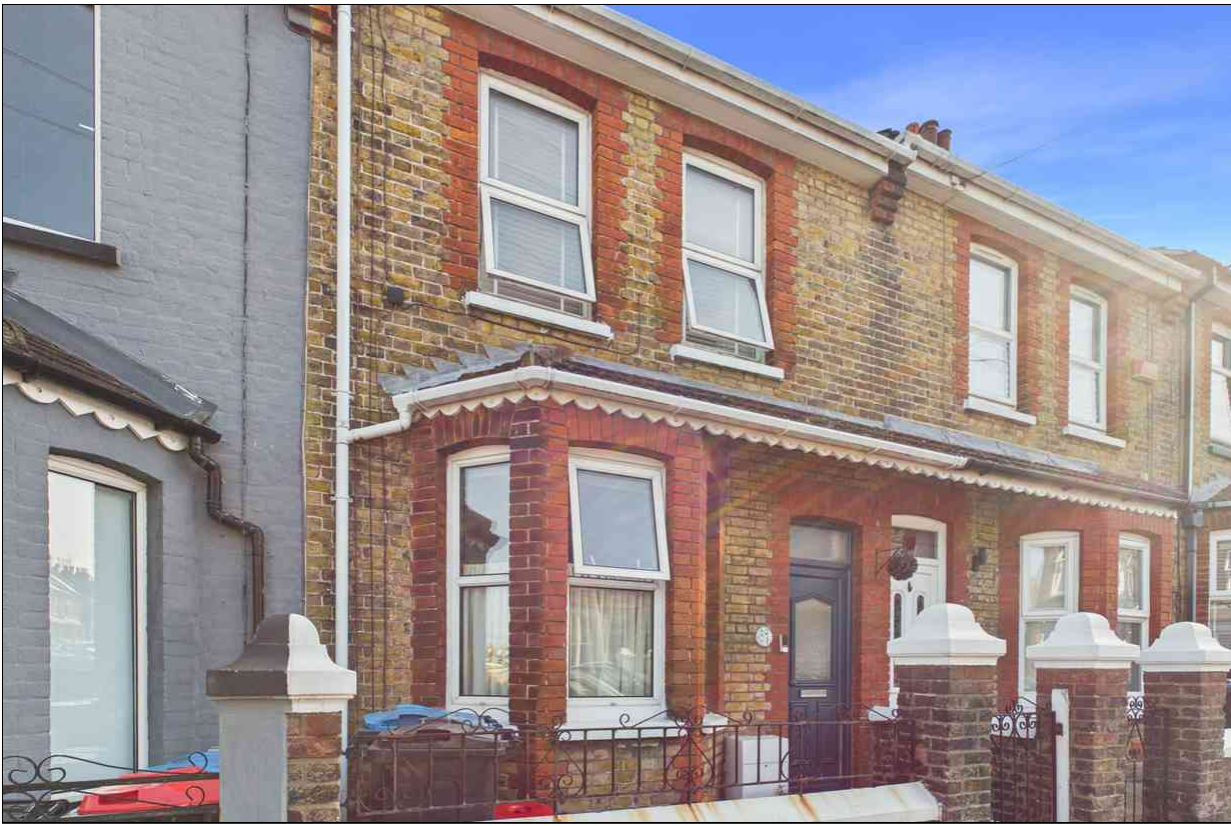




Terence Painter

ESTATE AGENTS

- Perfect First Time Buy
- Terraced House
- Two Double Bedooms
- Quiet Cul-de-Sac Location
- Turn Key Condition
- South Facing Rear Garden
- Spacious & Airy Living Accommodation
- Within 1 Mile of Ramsgate Town Centre



6 St Patricks Road, Ramsgate, Kent. CT117EJ.

Freehold £260,000

Presenting this charming two double bedroom terraced house, an ideal first-time purchase offering spacious and airy living accommodation in turn-key condition.

Internally this property boasts fantastic living space and is extremely well presented. The ground floor consists of a welcoming entrance hall that leads into the separate lounge and dining room that can be opened into one with sliding wooden glazed doors, a well appointed kitchen with a lean-to that offers utility space and a downstairs w.c. There are carpeted stairs up to the landing that has a double glazed window allowing natural light to brighten the space, two double bedrooms and a bathroom, with a bath and shower.

Externally this property offers a beautiful, low maintenance south facing rear garden, this combined with its quiet cul-de-sac location, provides a serene retreat to enjoy relaxing evenings and weekends in the sunshine. The front of the property has a nice curb appeal and there is on-street parking directly outside the property.

Situated within just one mile of Ramsgate town centre, this home offers excellent access to local amenities, including shops, cafes, and eateries, as well as excellent transport links. Ramsgate is known for its beautiful marina, sandy beaches and charming historic architecture.

Don't miss your opportunity to view this lovely home and call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

INTERNAL

Entrance Hallway

3.63m x 0.9m (11' 11" x 2' 11") Entrance into the property is gained via a wooden glazed door. The entrance hallway has a radiator, carpeted staircase and laminate flooring.

Lounge

3.50m x 3.30m (11' 6" x 10' 10") The lounge has a double glazed bay window to the front, log burner, radiator, laminate flooring and wooden glazed sliding doors into the dining room.

Dining Room

4.29m x 3.50m (14' 1" x 11' 6") The dining room has a double glazed window to the rear, understairs storage and laminate flooring.

Kitchen

3.69m x 2.65m (12' 1" x 8' 8") The kitchen has a double glazed window to the side, high and low level kitchen units, ceramic sink unit inset to wooden countertop, freestanding fridge-freezer, electric oven with gas hob and extractor fan over, down lights, tiled flooring and a UPVC glazed door to the utility space and downstairs w.c.

Utility Space

1.68m x 0.94m (5' 6" x 3' 1") There is a lean-to, to the rear of the kitchen that has a UPVC roof and a double glazed UPVC door to the rear garden. This offers space for utilities and a downstairs w.c.

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W.C.

1.06m x 0.88m (3' 6" x 2' 11") Double glazed window to the rear, low level w.c, wash hand basin and tiled flooring.

Landing

There is a carpeted staircase to the landing from the entrance hallway. The landing has a double glazed window to the side, a loft hatch and carpeted flooring.

Principal Bedroom

4.36m x 3.58m (14' 4" x 11' 9") The principal bedroom benefits from two double glazed windows to the front, radiator and laminate flooring.

Bedroom Two

3.49m x 2.67m (11' 5" x 8' 9") Bedroom two has a double glazed window to the rear, radiator and laminate flooring.

Family Bathroom

2.84m x 2.66m (9' 4" x 8' 9") The family bathroom offers a double glazed frosted window to the rear, panelled bath, walk-in shower, low level w.c, wash hand basin, partly tiled walls and vinyl flooring.

EXTERNAL

Rear Garden

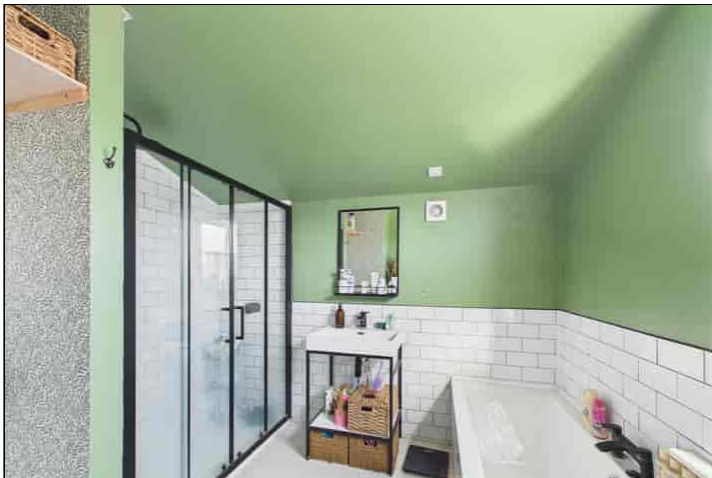
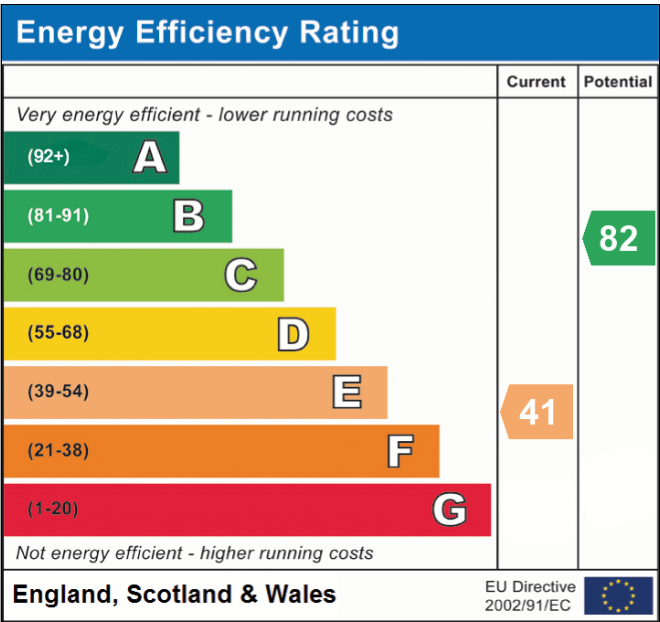
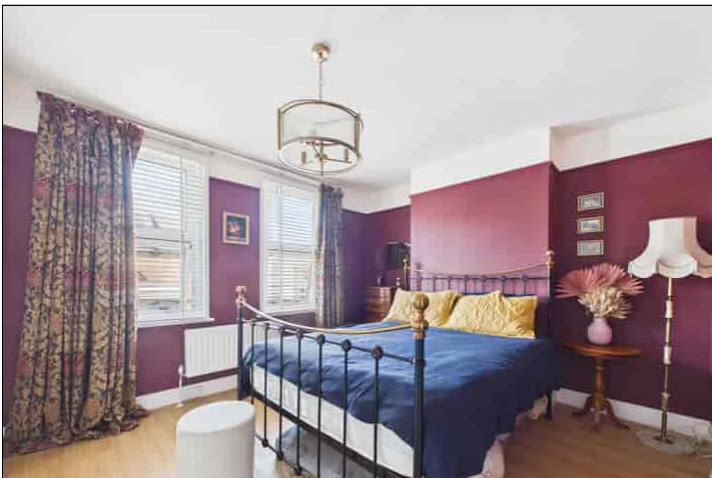
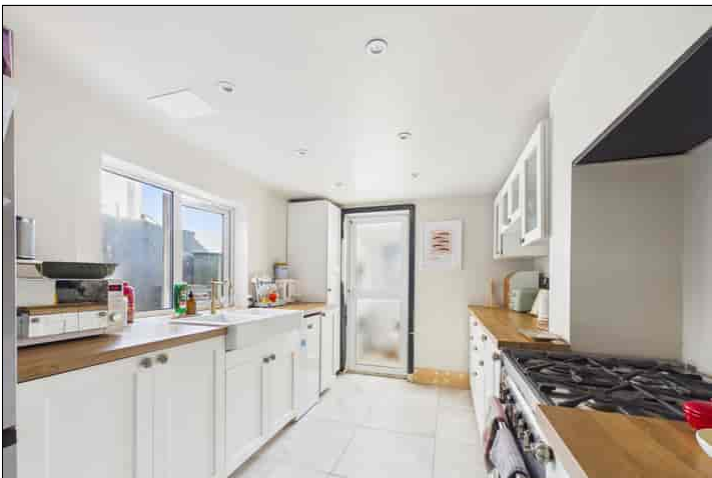
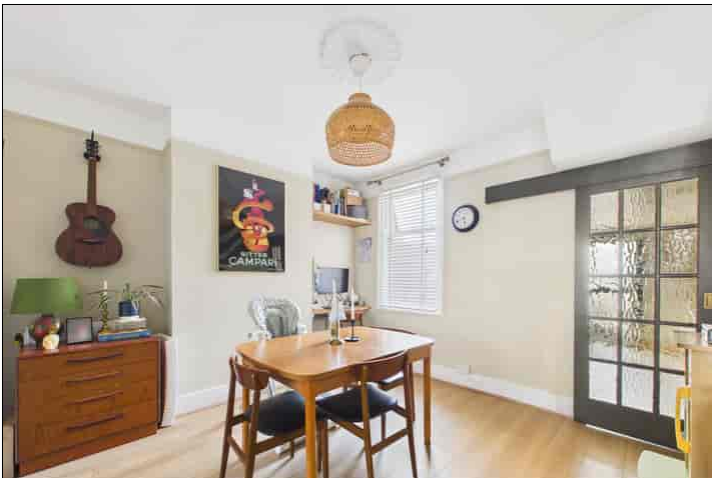
There is a south facing, low maintenance garden that has been mostly laid to shingle, with a hardstanding patio that wraps to the side. There is also a decked seating area a further seating.

Council Tax Band - B.



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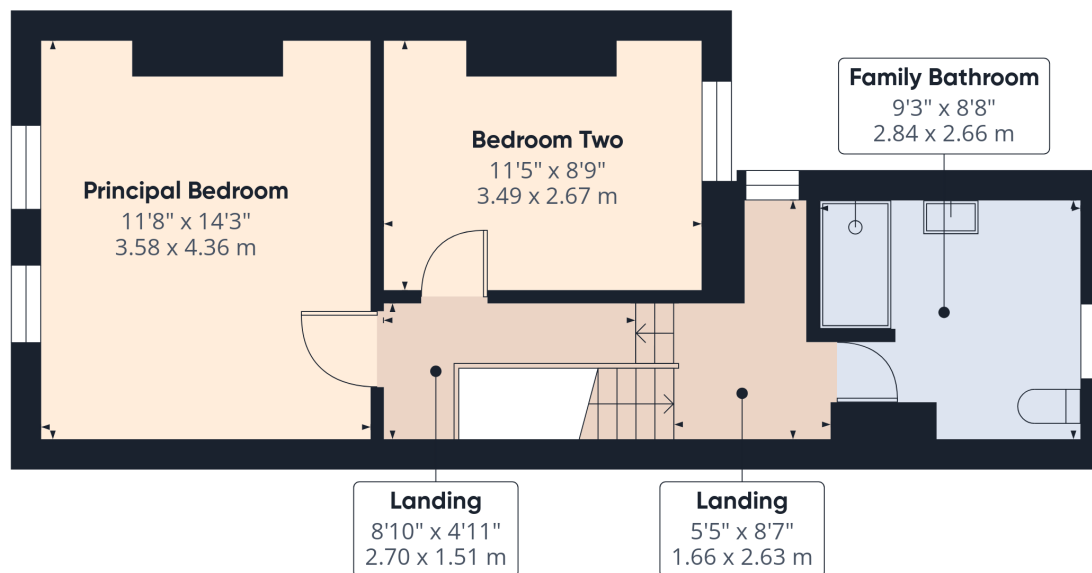


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1

Terence Painter

ESTATE AGENTS

Approximate total area⁽¹⁾

850 ft²

78.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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