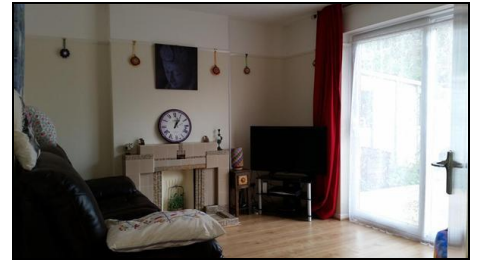




Gilbert Road, Ramsgate

£ 279,995



- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms

- Garage & OSP
- Fitted Kitchen & Bathroom
- Beautiful Garden

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

DRAFT DETAILS!!

Xpert Agents are please to bring to the market this beautiful double fronted Detached Bungalow in the heart of Ramsgate. Situation in a quiet road within a short walk to Ramsgate Town centre and sandy beaches, and Ramsgate Train Station, it is not often a bungalow of this space and location comes up! The property has been well maintained by its owner and has spacious accommodation consisting of: Three bedrooms, family Bathroom, lounge, dining room, fitted kitchen and a lovely low maintenance rear garden which has side access. Further benefits include double glazing throughout, GFCH, off street parking and a garage.

Call us now to book your viewing!!

Entrance Hall

(via double glazed frosted glass front door) double glazed frosted glass windows x2 to front, radiator, loft access, picture rail, telephone point, cupboards x2, cupboard housing electric meter, doors to:

Bedroom 1

Double glazed bay window to front, radiator, picture rail, laminate flooring.

Lounge

Double glazed bay window to front, radiator, feature fire place, laminate flooring, tv point.

Bedroom 3

Double glazed window to side, radiator, laminate flooring, picture rail.

Bedroom 2

Double glazed window to side, radiator, picture rail, laminate flooring.

Bathroom

Low level w.c, pedestal wash hand basin, panelled bath with shower over, part tiled walls, tiled floor, heated towel rail.

Dining Room

Feature fire place, tv point, picture rail, radiator, tv point, laminate flooring, double glazed patio door to garden

Kitchen

Fitted range of matching wall and base units with roll top work surfaces, inset drainer unit with mixer taps over, double glazed window to rear, cupboard with localized shelving and double glazed window to rear, space and point for gas cooker with extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, fridge freezer, cupboard housing "Worcester" combi boiler, tiling to splash back, double glazed door to the garden

Garden

Low maintenance rear garden which is part patio part shingled with established flower beds, side access, timber shed, fenced perimeters, outside tap, side access and access to the garage.

Garage

Up and Over door, windows x2 to side, power and light

Side Garden

Shingled with gate to front of the property



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	82
EU Directive 2002/91/EC			