



Fairfield Road, Ramsgate
£235,000

3 bedroom terraced house for sale | Freehold **SSTC**

This splendid home has come to the market in Fairfield road in Ramsgate. The property itself is set back with off street parking and a garage. You enter into the porch area which has access to the garage and the hallway. From the hallway you have the kitchen and open plan lounge diner which has been extended giving you a good amount of space and measuring 6m x 6m. On the first floor you have three double bedrooms, a good sized family bathroom and separate w.c. The rear garden is a small area however is perfect for entertaining. Being sold with no onward chain, this should be at the top of your list to view.

Porch

Garage

w: 2.3m x l: 5.2m (w: 7' 7" x l: 17' 1")

Hall

Kitchen

w: 2.4m x l: 2.5m (w: 7' 10" x l: 8' 2")

Lounge/Dining Room

w: 6.2m x l: 6.1m (w: 20' 4" x l: 20')

FIRST FLOOR:

Landing

WC

Bathroom

w: 2.3m x l: 1.8m (w: 7' 7" x l: 5' 11")

Bedroom 3

w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

Bedroom 2

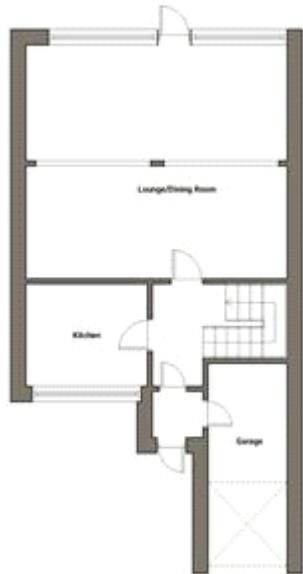
w: 3.1m x l: 2.6m (w: 10' 2" x l: 8' 6")

Bedroom 1

w: 4.7m x l: 3.6m (w: 15' 5" x l: 11' 10")



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.