



Sales & Lettings

George Street, Ramsgate

£435,000

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

This amazing three bedroom terrace home in the centre of Ramsgate has come to the market in the sought after area of George Street. With three bedrooms this home is ideal for anyone looking for a modern home in the centre of Ramsgate. You enter from the ground floor which has the large open plan lounge/diner with Juliet balcony to the rear. On this floor you also have access to the garden/parking area. On the lower ground floor you have the open plan kitchen breakfast room with access to the private rear courtyard and W.C. On the first floor you have one large bedroom to the front and a large bathroom with walk in shower and bath, and on the second floor you have two further double bedrooms and wet room. This home is close to amenities, shops, seafront and transport links.

Ground Floor

Lounge/Dining Room

w: 8.3m x l: 4m (w: 27' 3" x l: 13' 1")

Lower Ground Floor

Kitchen/Breakfast Room

w: 8.3m x l: 4m (w: 27' 3" x l: 13' 1")

WC

FIRST FLOOR:

Bedroom 1

w: 3.8m x l: 3.7m (w: 12' 6" x l: 12' 2")

Bathroom

w: 4m x l: 2.6m (w: 13' 1" x l: 8' 6")

SECOND FLOOR:

Bedroom 2

w: 3.7m x l: 4.1m (w: 12' 2" x l: 13' 5")

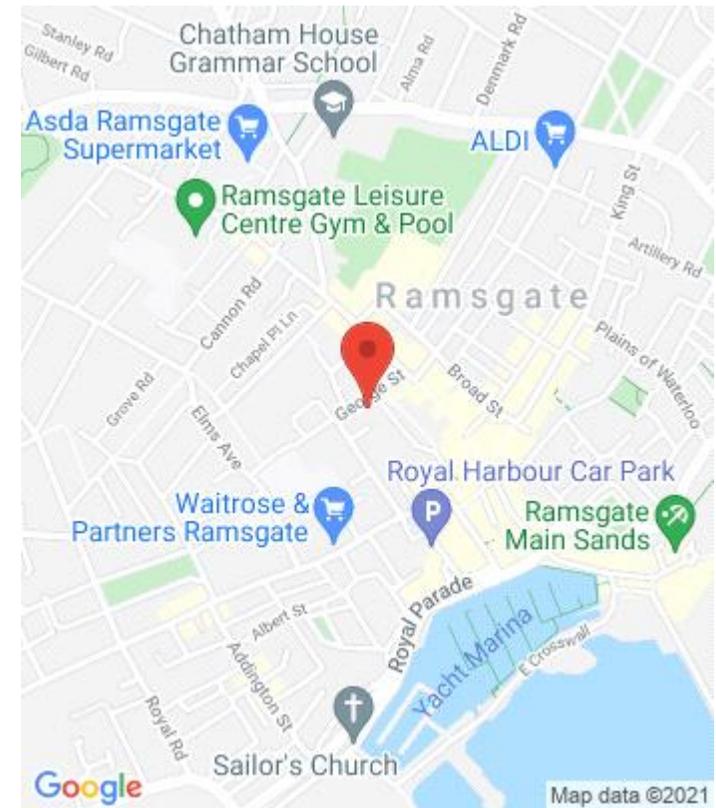
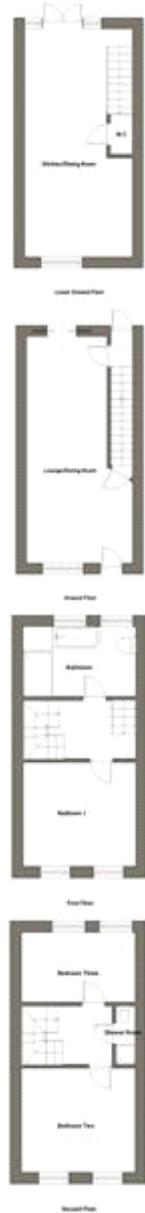
Shower Room

Bedroom 3

w: 4m x l: 2.6m (w: 13' 1" x l: 8' 6")



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(69-80) C		
(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.