



Balmoral Place, Ramsgate

£220,000

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

This gorgeous home is situated in the rarely available close of Balmoral Place. Located in a small cul-de-sac just off the sea front, so it's ideal for a first home, buy to let or even holiday home. This well presented two bedroom terrace house which offers two reception rooms, kitchen, bathroom, down stairs W.C and courtyard garden. THIS ONE WILL NOT BE ON FOR LONG.

Hall

Lounge

w: 3.9m x l: 3.5m (w: 12' 10" x l: 11' 6")

WC

Dining Room

w: 3m x l: 3.6m (w: 9' 10" x l: 11' 10")

Kitchen

w: 2.1m x l: 3.6m (w: 6' 11" x l: 11' 10")

FIRST FLOOR:

Bedroom 1

w: 4.6m x l: 3.2m (w: 15' 1" x l: 10' 6")

Bedroom 2

w: 3m x l: 3.4m (w: 9' 10" x l: 11' 2")

Bathroom

w: 2.1m x l: 3.6m (w: 6' 11" x l: 11' 10")

Rear Garden



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		
(69-80) C		
(55-68) D	63	68
(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.