



**St. James Avenue, Ramsgate**

**£300,000**

3 bedroom semi-detached house for sale | Freehold **SSTC**

This home situated in St James Avenue Ramsgate, is the perfect family home with space galore. The ground floor has a good size hallway that has access to the kitchen and open plan lounge diner. The utility room can be accessed from both kitchen and lounge diner and has the downstairs WC with plumbing ready for a walking shower if needed. Off of the utility room you have access to the Beautiful garden which is split into three areas. Separate from the garden you have access to the side and garage. Upstairs do you have two good size double bedrooms and one single bedroom and the family bathroom. This home has potential throughout to be extended on the side back and up with the right planning.

#### **Hall**

#### **Kitchen**

w: 2.1m x l: 4.9m (w: 6' 11" x l: 16' 1")

#### **Lounge/Dining Room**

w: 3.6m x l: 7.6m (w: 11' 10" x l: 24' 11")

#### **Utility Room**

w: 2m x l: 2.3m (w: 6' 7" x l: 7' 7")

#### **WC**

#### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom 3**

w: 2.2m x l: 2.2m (w: 7' 3" x l: 7' 3")

#### **Bathroom**

w: 1.8m x l: 2.2m (w: 5' 11" x l: 7' 3")

#### **Bedroom 2**

w: 2.9m x l: 3.1m (w: 9' 6" x l: 10' 2")

#### **Bedroom 1**

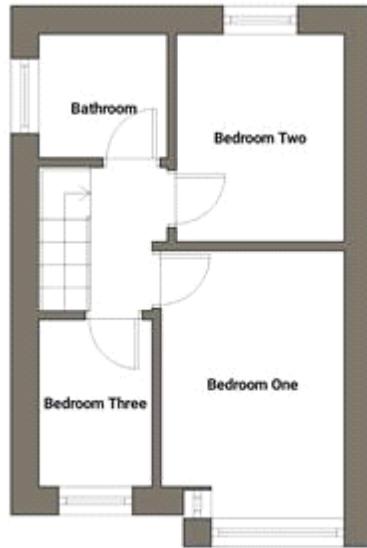
w: 2.8m x l: 4m (w: 9' 2" x l: 13' 1")

#### **Rear Garden**

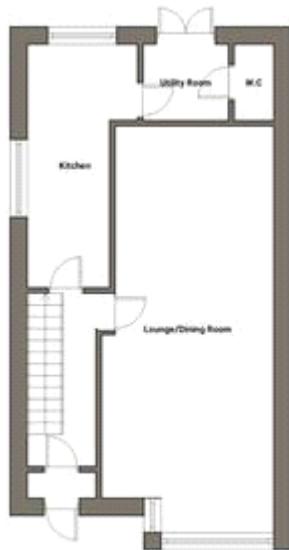
#### **Garage**



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.



First Floor



Ground Floor

