



Oakwood homes®  
putting people first

## Property brochure



ST JAMES AVENUE  
RAMSGATE  
KENT  
CT12 6DZ

Price: £260,000

2 Bedrooms

2 Receptions

1 Bathroom

Off Road Parking

EPC C

Tenure FREEHOLD  
Council Tax B



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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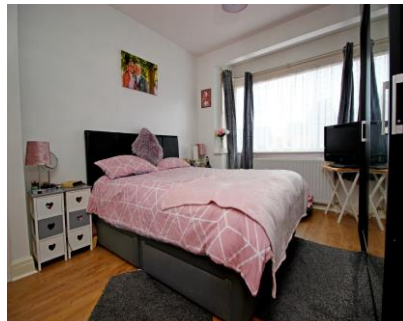
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## Property brochure



### The Property

Move straight in! Oakwood homes are delighted to offer this two bedroom semi detached bungalow to the market, located in the popular St James Avenue, Ramsgate. Internally offering lounge/diner, fitted kitchen, which leads onto conservatory, there are also two bedrooms and modern bathroom. Externally offering sunny, low maintenance garden with fenced boundaries and gate allowing side access. Off street parking to the front of the bungalow for a few cars. Being within the catchment area of several schools and walking distance to Westwood Cross Shopping Centre, makes the bungalow the ideal purchase. It is understood that there is an FTTC broadband connection to the property. Under Section 21 of the Estate Agents Act 1979, we are declaring that the vendor is an employee of Oakwood Homes



### Location

Situated within the catchment area of several schools and walking distance to Westwood Cross Shopping Centre.

### Accommodation

Entrance

Hallway

Lounge/diner 17' (5.18m) x 9'6" (2.90m)

Kitchen 11' (3.35m) X 10'1" (3.07m)

Conservatory 15' (4.57m) X 8'1" (2.46m)

Bedroom one 15' (4.57m) X 8'1" (2.46m)

Bedroom two 9'2" (2.79m) x 8'5" (2.57m)

Rear garden

Off road parking



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### Key Features

- Two bedrooms
- Conservatory
- Lounge/diner
- Lovely sunny garden
- Off street parking
- Gas central heating
- Bathroom
- Kitchen

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0020470/240705RLCW



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