



Oakwood homes[®]
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Property brochure



GROVE ROAD
RAMSGATE
KENT
CT11 9SH

Price: £675,000

5 Bedrooms

3 Receptions

2 Bathrooms

Landscaped Garden

EPC D

Tenure FREEHOLD
Council Tax D



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The Property

This fabulous family home must be seen to appreciate all it has to offer! The house has been constantly updated by the owner with high spec fixtures over the last 10/11 years and now the next owner can move straight in without needing to do any work. There are period features throughout, and the house can be suitable for a variety of needs. On the ground floor there is a large lounge with the original triple door leading to the dining room, and from here you access a sun room which is also used as a log store for the log burner. The light and airy kitchen/diner has doors leading to the south facing garden which has side access and was landscaped in 2022. On the first floor are three bedrooms; a very large room at the front is currently used as a second lounge, and there are two further rooms, a bathroom and separate W.C. The top floor of the house is currently rented out which could be ideal for a family member who wants some independence and consists of a lounge (or could be another bedroom) and a bedroom. There is a shower room, and the kitchenette on the landing making this a nice self contained living space; however if required the kitchenette could be very easily removed. Call today to book your viewing!

Location

Grove Road is a great location for easy access to the station with the high speed link a short walk away through Ellington Park. Waitrose and the town centre are a 5 minute walk away, and the seafront with sandy beaches, cafes and bars overlooking the Royal Harbour are a wonderful way to spend a sunny afternoon watching the world go by.

Accommodation

GROUND FLOOR:

Lounge: 13'1" (3.99m) x 14'2" (4.32m)
Dining Room: 14'0" (4.27m) x 12'0" (3.66m)
Sun Room: 8'0" (2.44m) x 5'2" (1.57m)
Kitchen/Diner: 20'1" (6.12m) x 10'10" (3.30m)

FIRST FLOOR:

Bedroom: 20'0" (6.10m) x 16'0" (4.88m)
Bathroom:
W.C
Bedroom: 14'0" (4.27m) x 12'0" (3.66m)
Bedroom: 10'0" (3.05m) x 10'0" (3.05m)

SECOND FLOOR:

Bedroom: 13'1" (3.99m) x 12'0" (3.66m)
Bedroom: 13'1" (3.99m) x 11'0" (3.35m)

Shower room

OUTSIDE:

Small front garden
Enclosed landscaped rear garden with side access



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Key Features

- Substantial family home
- Period features throughout
- Walking distance to town and station
- Well maintained and presented
- Flexible accommodation over 3 floors & cellar
- Landscaped rear garden

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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. RAM0021304/20230131/KWDR



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