

## Property brochure



CLIFFSEND GROVE  
CLIFFSEND  
RAMSGATE  
KENT  
CT12 5JU

Price: £274,995

2 Bedrooms


1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax B

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### The Property

Chain free bungalow in Cliffsend in need of updating throughout! If you are looking for a property which you can modernised and put your own stamp on, this must be viewed. There is off road parking to the front, and just inside there is a large hallway with 2 storage cupboards. The bungalow has 2 bedrooms and a large shower room, and there is a modern galley style kitchen with a room just off it which could be used as a dining room. The lounge is at the back of the bungalow looking onto the south facing garden. The bungalow is available chain free so call to book your viewing! One to work on for sure, so if your looking for a long term investment, this will be the bungalow for you.

### Location

Cliffsend Grove is a quiet road just off the Sandwich Road at Cliffsend, ideal for seafront walks along Pegwell Bay and the Nature Reserve which is also close by.

### Accommodation

#### Hallway

Bedroom:	10'6" (3.20m) x 13'3" (4.04m)
Bedroom:	9'9" (2.97m) x 9'9" (2.97m)
Shower room:	8'2" (2.49m) x 6'2" (1.88m)
Kitchen:	11'6" (3.51m) x 6'1" (1.85m)
Dining room:	11'9" (3.58m) x 8'8" (2.64m)
Lounge:	14'3" (4.34m) x 12'6" (3.81m)

#### OUTSIDE

Off road parking to front  
Enclosed bungalow to rear



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### Key Features

- Two bedroom semi detached bungalow
- Popular Cliffsend location
- South facing garden
- Off road parking
- In need of some TLC
- No onward chain

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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. RAM0021175/20230131/KWDP



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