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## Property brochure



ELMS AVENUE  
RAMSGATE  
KENT  
CT11 9BW

Price: Starting Bid £315,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax C



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

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### The Property

FOR SALE BY MODERN METHOD OF AUCTION - starting bid price £315,000 plus reservation fee. The home of an established artist for over 30 years, this is a UNIQUE OPPORTUNITY TO BUY A HOME ARTISTICALLY DECORATED THROUGHOUT! If you are looking for a truly authentic, special home, then this must be top of your viewing list! You will be wowed from the minute you step through the front door; the house retains many original features which are embellished with unique artistic decoration. To the right, there is a large double aspect lounge with a bay cavity glazed sash window to the front, original deep skirtings, coving, picture rails and fireplaces. The hallway then leads to the breakfast room which has an original ornamental cooking range and double door to the garden. The kitchen has had a new insulated roof, and has a small conservatory attached. Upstairs are 3 double bedrooms featuring original fireplaces, and the large master bedroom at the front is used as a studio. The bathroom features mirrored mosaic walls, designed by the current owner and like the rest of the house and garden, has been featured in publications. The loft space, also recently reroofed, is boarded and has 2 Velux windows with lighting. There is a useful cellar to the property. Outside, the walled side and rear gardens have been landscaped by the artist, inspired by their travels round Japan. The house sits in a superb and enviable position, within walking distance of the town centre, station, seafront and schools, with Waitrose being your corner shop. Call to arrange your viewing!

### Location

Elms Avenue is in a superb position within walking distance of the town centre, the station with the high speed link to London, primary and secondary schools, and the seafront with many cafes and bars overlooking the Royal Harbour & beach.

### Accommodation

#### GROUND FLOOR:

Hallway  
Lounge: 25' (7.62m) x 12'1" (3.68m)  
Breakfast room: 14'3" (4.34m) x 9'7" (2.92m)  
Kitchen: 9'7" (2.92m) x 6'3" (1.91m)

#### LOWER GROUND FLOOR:

Cellar:

#### FIRST FLOOR:

Bedroom 1: 17'7" (5.36m) x 13'2" (4.01m)  
Bedroom 2: 12'1" (3.68m) x 10'9" (3.28m)  
Bedroom 3: 11'2" (3.40m) x 9'7" (2.92m)

Bathroom:

OUTSIDE:

Side & rear walled garden



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### **Auctioneer Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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### Key Features

- For sale via Modern Method of Auction
- 3 bedroom semi detached home
- Artist inspired decor throughout
- Japanese inspired landscaped garden
- Close to town and station
- Useful cellar and loft room

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0022601/20231117/KWDP



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