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Property brochure



CLIFTON ROAD
RAMSGATE
KENT
CT11 0RE

Price: £270,000

3 Bedrooms

2 Receptions

2 Bathrooms

Rear garden

EPC D

Tenure FREEHOLD
Council Tax B



ramsgate@oakwoodhomes.biz



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The Property

Popular location near all amenities! This well presented 3 bedroom end of terrace is close to the convenience shops and pubs at St Lawrence as well as being a short walk from Ramsgate station with the high speed link to London. The accommodation is over 3 floors with separate lounge and dining room on the ground floor leading to the modern kitchen. There is plenty of under stairs space and storage in the kitchen too. On the first floor there is a family bathroom and a shower room and 2 double bedrooms with a further large bedroom on the second floor. The house has a walled and fenced rear garden, and there is an access point here from Manston Road, so making a parking space to the rear would be relatively straightforward. This property also has the benefit of solar panels to help with energy costs, which will be transferred to the new owner upon completion of a sale. Call to book your viewing today to appreciate all this house has to offer!

Location

Clifton Road is a quiet cul-de-sac near St Lawrence in Ramsgate, close to the station with the high speed link to London, and within a short walk of convenience shops, pubs and the church at St Lawrence. Access to Westwood Cross shopping & leisure centre is easy, as well as access out of Ramsgate via the A299 dual carriageway.

Accommodation

GROUND FLOOR:

Hallway

Lounge: 13'2" (4.01m) x 9'10" (3.00m)

Dining room: 13'2" (4.01m) x 9'15" (3.12m)

Kitchen: 14'0" (4.27m) x 8'10" (2.69m)

FIRST FLOOR:

Bedroom: 13'0" (3.96m) x 10'10" (3.30m)

Bedroom: 10'11" (3.33m) x 9'0" (2.74m)

Bathroom: 8'0" (2.44m) x 7'0" (2.13m)

Shower room: 6'0" (1.83m) x 4'12" (1.52m)

SECOND FLOOR:

Bedroom: 16'5" (5.00m) x 12'6" (3.81m)

OUTSIDE:

Small walled front garden. Walled & fenced rear garden. Access from Manston Road



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Property brochure

Key Features

- Three bedroom end of terrace
- Well presented throughout
- Accommodation over 3 floors
- Close to amenities at St Lawrence
- Short distance to Ramsgate station
- Potential for parking space to rear

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. RAM0022541/



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