



Oakwood homes[®]
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Property brochure



AVENUE ROAD
RAMSGATE
KENT
CT11 8ET

Price: Offers over: £360,000

4 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax C



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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



The Property

Plenty of space for all the family! This well presented 4 bedroom terraced family home offers a wealth of space throughout which can be used according to your needs. On the lower ground floor there is a room currently used as a music room with plenty of plug and USB sockets also making this room ideal as office space/workroom. On the ground floor there is a bright and airy front room with lovely period features and stripped flooring, and to the rear is a kitchen/diner which has French doors looking out to the pretty south facing courtyard garden. On this floor there is also a W.C and utility room. On the first floor is a large master bedroom to the front of the house with a second double bedroom and the family bathroom. On the second floor are a further two double bedrooms which are currently used as art studios due to the amazing light they offer. The sunset views from the front of the house are outstanding! Call to book your viewing to appreciate all this house has to offer!

Location

Avenue Road is a superb location for easy access to all local amenities including doctors, dentists, schools, transport links and convenience shops as well as being a short walk away from the Esplanade and sea front where you can take a leisurely stroll along the beach or cliff top into either Ramsgate with the Royal Harbour, or through King George VI Park into Broadstairs.

Accommodation

LOWER GROUND FLOOR:

Basement room: 16'7" (5.05m) x 11'0" (3.35m)

GROUND FLOOR:

Lounge: 13'9" (4.19m) x 13'6" (4.11m)

Kitchen / diner: 17'0" (5.18m) x 10'6" (3.20m)

WC / utility room

FIRST FLOOR:

Bedroom: 17'5" (5.31m) x 13'7" (4.14m)

Bedroom: 11'5" (3.48m) x 10'6" (3.20m)

Bathroom

SECOND FLOOR:

Bedroom: 17'2" (5.23m) x 11'5" (3.48m)

Bedroom: 11'4" (3.45m) x 10'0" (3.05m)

OUTSIDE:

Rear walled courtyard garden



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Key Features

- 4 bedroom period family home
- Flexible accommodation over 4 floors
- East Cliff location
- Close to town and seafront
- Well presented throughout
- Useful basement room and large loft

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. RAM0022220/20230724/KWDR



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