

## Property brochure



BOUNDARY ROAD RAMSGATE KENT CT11 7NE

Price: £215,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC (

Tenure FREEHOLI
Council Tax B



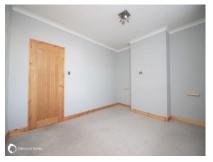


















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### The Property

Calling all you first time buyers or buy to let investors, we have the perfect terrace home ready and waiting for you. Having been modernised by our current sellers, this home is ready for internal viewings and also benefits from having no onward chain. Internally offering lounge/diner, with French door leading to the enclosed rear garden, modern kitchen, modern bathroom offering separate shower and bath, and two double bedrooms. Further benefits also include double glazing and gas central heating. Situated on Boundary Road, Ramsgate, this house is well located for Ramsgate town, the marina and Ramsgate train station.

#### Location

Located within walking distance from Ramsgate town, also on a local bus routes. Fast trains from Ramsgate station to London are also a short walk away.

#### Accommodation

**GROUND FLOOR** 

Lounge/diner 22'5" (6.83m) x 11'3" (3.43m) Kitchen 11' (3.35m) x 9'9" (2.97m)

FIRST FLOOR Landing

Bathroom 11'2" (3.40m) x 9'9" (2.97m) Bedroom one 14' (4.27m) x 11'9" (3.58m) Bedroom two 10' (3.05m) x 9'8" (2.95m)

Rear garden

No parking











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#### **Key Features**

- Two double bedrooms
- Modern kitcher
- Modern bathroom
- No chain
- Small garden
- Ideal FTF
- Ideal buy to let

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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. RAM0022908/20240116/RLDP



ramsgate@oakwoodhomes.biz



01843 590900



www.oakwoodhomes.biz



