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Property brochure



SHAFTSBURY STREET
RAMSGATE
KENT
CT11 8JG

Price: Starting bid price
£190,000

1 Bedroom

1 Reception

1 Bathroom

EPC C

Tenure FREEHOLD
Council Tax B



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 www.oakwoodhomes.biz



The Property

FOR SALE BY MODERN METHOD OF AUCTION - starting bid price £190,000. If you are looking for an unusual and cosy retreat, this can't be beaten! Before installing the unique design features, the current owners stripped back the property, to significantly enhance the original structure. This has included replacing the windows and doors (with hand-made double glazed wooden casements), the roof, wiring and plumbing throughout. All external walls have been internally insulated to a high standard (with further external insulated weatherboarding wrapping the first floor bathroom, while the rest of the back of the house has been rendered) and the boiler has been replaced. There is a lounge to the front of the house, which leads to the dining room with French doors to the walled south facing courtyard. This room houses an Esse Ironheart multi-fuel stove, which heats the entire house. The kitchen has been carefully designed to give maximum storage and this leads to the utility room. Upstairs there is a bathroom with a free standing Victorian bath and high level WC. What was formerly the second bedroom is a seating/home cinema/workspace area with a mezzanine level, followed by a double bedroom to the front. There are steep steps to the loft which has been fully insulated, boarded with a velux window, and is now an excellent storage space. Call to arrange your viewing to appreciate all this amazing property has to offer!

Location

Shaftsbury Street is a nice quiet road just off Bellevue Road on Ramsgate's East Cliff and from here the town centre, sea front and all local amenities are all within a short walk.

Accommodation

GROUND FLOOR:

Lounge: 14'8" (4.47m) x 14'1" (4.29m)
Dining room: 13'8" (4.17m) x 11'6" (3.51m)
Kitchen: 7'6" (2.29m) x 7'2" (2.18m)

Utility area

FIRST FLOOR:

Bathroom:
Seating area: 12'6" (3.81m) x 11'3" (3.43m)
Bedroom: 13'7" (4.14m) x 12'2" (3.71m)

OUTSIDE:

South facing walled rear courtyard



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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

- Unique 1 bedroom cottage
- Artist inspired throughout
- Significantly enhanced throughout
- Popular East Cliff location
- South facing walled courtyard

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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. RAM0022600/2023 | I28/KWDP



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