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## Property brochure



CANTERBURY ROAD EAST  
RAMSGATE  
KENT  
CT11 0LA

Price: £385,000

.....  
3 Bedrooms

.....  
2 Receptions

.....  
1 Bathroom

.....  
1 Garage

.....  
EPC C

.....  
Tenure FREEHOLD  
Council Tax D



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### The Property

Move straight in! This well maintained family home is on the edge of the Nethercourt estate - always popular due to the proximity to local schools, convenience shops at St Lawrence, cliff top and seafront walks to Pegwell Bay and Ramsgate, and easy access out of Thanet via the A299 dual carriageway. The house is on a corner plot so has front, side & rear gardens, and has a detached brick built garage with a driveway in front. Downstairs the house has a hallway in the middle of the property with a double aspect lounge to the front, and the dining room and kitchen to the rear. There is also a downstairs W.C/utility room. Upstairs are three good size bedrooms with fitted wardrobes in the larger rooms, and the modern family bathroom. The house has been well cared for and maintained throughout, and is available chain free so call to arrange your viewing!

### Location

Canterbury Road East is situated on the edge of the popular Nethercourt Estate in Ramsgate on the south Kent coast. The property is situated within walking distance of several highly regarded primary schools, and two good grammar schools. Pegwell Bay cliff top walks are a 20 minute walk away. Ramsgate railway station with its high speed link to London a 25 minute walk away.

### Accommodation

#### GROUND FLOOR:

Porch

Hallway

Lounge: 17'7" (5.36m) x 12'9" (3.89m)

Dining room: 11'0" (3.35m) x 9'5" (2.87m)

Kitchen: 10'1" (3.07m) x 7'8" (2.34m)

W.C/utility room

#### FIRST FLOOR:

Bedroom: 11'9" (3.58m) x 10'6" (3.20m)

Bedroom: 13'1" (3.99m) x 10'3" (3.12m)

Bedroom: 9'8" (2.95m) x 7'6" (2.29m)

Bathroom: 8'4" (2.54m) x 6'8" (2.03m)

#### OUTSIDE:

Gardens to 3 sides

Brick built garage & driveway



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### Key Features

- 3 bedroom detached family home
- Well maintained throughout
- Corner plot with wrap around garden
- Driveway and garage
- West side of Ramsgate



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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. RAM0022625/20231012/KWDP



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