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## Property brochure



THANET ROAD  
RAMSGATE  
KENT  
CT11 8EN

Price: £340,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax B

 Oakwood homes

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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



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### The Property

This light and colourful period home is situated on Thanet Road, ideal for easy access to all local amenities & transport links. The accommodation is over 3 floors and can be used in a variety of ways according to your needs. On the lower ground floor there is an open plan lounge/kitchen/diner leading on to the sunny South facing rear garden. The lounge faces the front of the property where there is a door with steps leading up to the pavement, and a useful storage cellar under the front steps. On the ground floor there is a large room to the front which could be an additional reception room, home office, or bedroom. There is a further double bedroom to the rear plus a W.C on the landing. On the second floor there is a single bedroom to the rear and a double bedroom to the front. The bathroom is on this floor. The house is being sold chain free so call today to arrange your viewing.

### Location

Thanet Road is a great location with Hereson Road, convenience shops and The Loop bus route very close by plus doctors, dentist & local schools also within close proximity. Sea front walks into Ramsgate and Broadstairs can be taken from the end of Thanet Road.

### Accommodation

#### LOWER GROUND FLOOR:

Kitchen/diner: 13'6" (4.11m) x 11'6" (3.51m)  
Lounge: 14'7" (4.45m) x 13'6" (4.11m)  
Cellar: 7'3" (2.21m) x 3'8" (1.12m)

#### GROUND FLOOR:

Hallway  
Reception/bedroom: 12'8" (3.86m) x 10'5" (3.17m)  
Bedroom: 11'8" (3.56m) x 8'6" (2.59m)  
W.C

#### SECOND FLOOR:

Bedroom: 13'6" (4.11m) x 11'9" (3.58m)  
Bedroom: 8'4" (2.54m) x 7'3" (2.21m)  
Bathroom: 8'5" (2.57m) x 4'3" (1.30m)  
OUTSIDE: South facing walled rear garden



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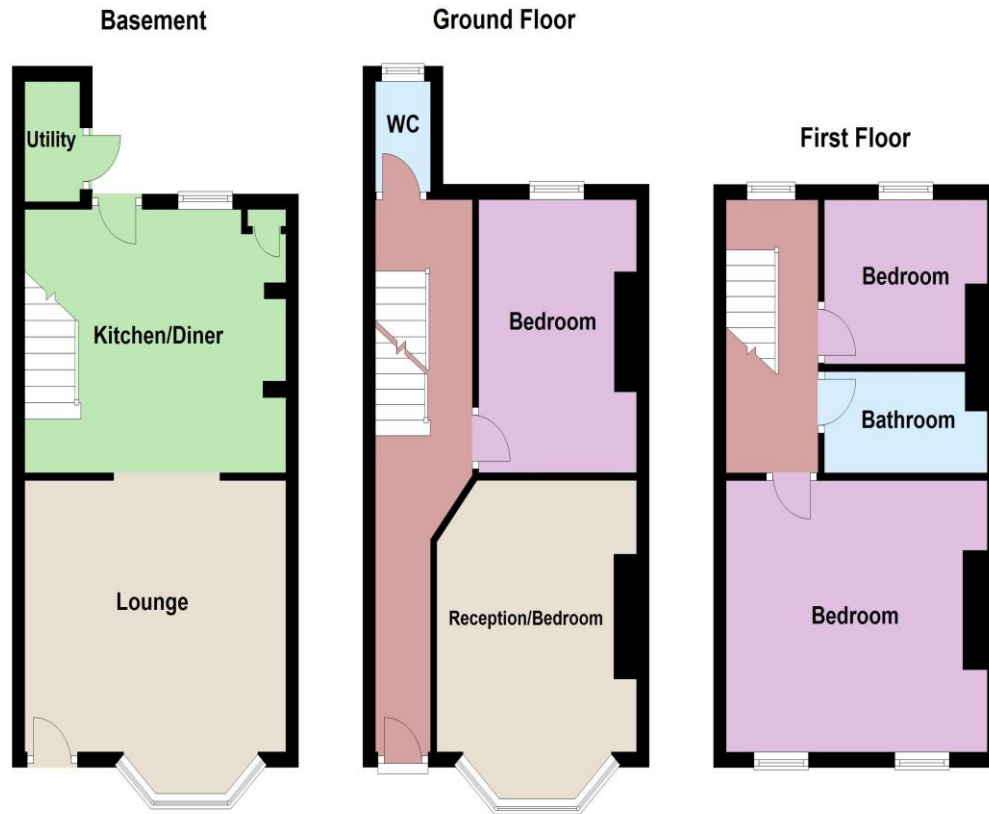
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### Key Features

- Accommodation over 3 floors
- 3/4 bedrooms
- Bathroom & W.C
- South facing garden
- Close to local shops & transport links
- No onward chain


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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. RAM0022425/20231002/KWDP

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