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Property brochure



NEWINGTON ROAD
RAMSGATE
KENT
CT12 6EQ

Price: £245,000

2 Bedrooms

2 Receptions

1 Bathroom

EPC C

Tenure FREEHOLD
Council Tax B



ramsgate@oakwoodhomes.biz



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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

Ideal first time buy! This well presented 2 bedroom Victorian mid terrace home has been significantly modernised in recent years meaning you can move straight in without having to do any work and simply arrange your furniture! The house has had a new kitchen and bathroom and has been recently redecorated with new flooring throughout and has had a new boiler fitted two years ago when the house was also rewired, certificates can be provided to evidence this. The roof was also overhauled 5 years ago. There has also been a flue fitted in the chimney in the lounge if you want to have a log burner installed. Downstairs there is a lounge and dining room which could be open plan but there are also doors to separate the spaces if required. The kitchen is bright with a double oven at eye level, and a door leads out to the walled courtyard garden. Upstairs are two double bedrooms and a shower room which has a vaulted ceiling giving a real feeling of space. There is also a small room which could either be used as storage or dressing room. It is understood that the house has fibre to the cabinet broadband connection. The house is available chain free so call to arrange your viewing!

Location

Newington Road is a great location for easy access to Ramsgate Station with the high speed link to London, local convenience shops, pubs & the church at St Lawrence, and within walking distance to local infant & primary schools.

Accommodation

GROUND FLOOR

Hallway	
Lounge	13'8" (4.17m) x 11'6" (3.51m)
Dining area	12'1" (3.68m) x 11'5" (3.48m)
Kitchen	12'3" (3.73m) x 9'0" (2.74m)

FIRST FLOOR

Bedroom	15'11" (4.85m) x 11'8" (3.56m)
Bedroom	11'1" (3.38m) x 9'6" (2.90m)
Storage room/dressing room	
Bathroom	9'3" (2.82m) x 8'4" (2.54m)

OUTSIDE

- Small walled front garden
- Walled rear courtyard with shed & rear access



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Key Features

- 2 bedroom mid terrace
- Popular residential location
- Close to Ramsgate station & shops at St Lawrence
- Excellent condition throughout
- Walled courtyard garden
- 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. RAM0022957/202401301/KWDP

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