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Property brochure



HERBERT ROAD
RAMSGATE
KENT
CT11 0AS

Price: £245,000

2 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax B



ramsgate@oakwoodhomes.biz



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The Property

Ideal first time buy! This 2 bedroom Victorian terrace is situated in the popular Southwood area of Ramsgate, with Ramsgate station a short walk away and St Lawrence High Street is also close by where there are convenience shops, pubs and the local church. There are also primary schools within close proximity. The house itself on the ground floor has 2 reception rooms and a kitchen to the rear which was updated in 2023, and upstairs are two double bedrooms and the shower room which has also been updated in recent years. There is an enclosed walled and fenced rear garden which has artificial grass for convenience, and there is an outside W.C. The house is believed to have fibre to the cabinet internet connection and parking is on road without any permits required. The house is being sold chain free so call to arrange your viewing!

Location

Herbert Road is always a popular residential location being close to the convenience shops and pubs at St Lawrence, walking distance to schools, close to Ramsgate station with the high speed link to London, and not far from being able to pick up the Loop bus route from Grange Road.

Accommodation

GROUND FLOOR

Hallway

Lounge 13'1" (3.99m) x 11'6" (3.51m)

Dining Room 11'7" (3.53m) x 11'6" (3.51m)

Kitchen 10'9" (3.28m) x 8'5" (2.57m)

FIRST FLOOR

Bedroom 1 14'4" (4.37m) x 11'2" (3.40m)

Bedroom 2 11'3" (3.43m) x 9'6" (2.90m)

Shower Room 9'3" (2.82m) x 7'6" (2.29m)

OUTSIDE

Small walled garden to front

Walled & fenced rear garden with rear access



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Key Features

- 2 bedroom Victorian terrace
- Popular Southwood location
- Enclosed rear garden
- Recent new kitchen
- Updated bathroom
- 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. RAM0022128/20240202/KWDP



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