



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



MARGATE ROAD  
RAMSGATE  
KENT  
CT11 7SQ

Price: £285,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD  
Council Tax B



ramsgate@oakwoodhomes.biz



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www.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

Chain free family home! We are delighted to offer this chain free family home on the Margate Road, close to Ramsgate station with the high speed link to London, and close to convenience shops and local schools. The house has a block paved driveway to the front providing parking for several vehicles. Downstairs the house has a double aspect lounge/diner, with patio doors to the rear garden and this room leads to the kitchen which also leads on to a door to the rear garden and a downstairs cloakroom. There is another room to the front downstairs which would be another reception/TV room or an office. Upstairs are three double bedrooms and the family bathroom. The house has a large south facing fenced rear garden with a patio area, lawned garden, and side access. It is understood the house has an fibre to the cabinet internet connection, and is available for viewings now!

### Location

This house is situated at the Ramsgate end of the Margate Road, within close proximity of Ramsgate station, within walking distance of the town, and on the Loop bus route.

### Accommodation

#### GROUND FLOOR:

Hallway

Lounge/diner: 17'0" (5.18m) x 11'4" (3.45m)

Kitchen: 8'9" (2.67m) x 8'0" (2.44m)

Cloakroom

Reception 2/study: 10'2" (3.10m) x 10'1" (3.07m)

#### FIRST FLOOR:

Bedroom 1: 11'9" (3.58m) x 10'2" (3.10m)

Bedroom 2: 12'1" (3.68m) x 10'7" (3.23m)

Bedroom 3: 9'7" (2.92m) x 6'7" (2.01m)

Bathroom: 8'3" (2.51m) x 4'2" (1.27m)

#### OUTSIDE:

Off road parking to front

Fenced rear garden



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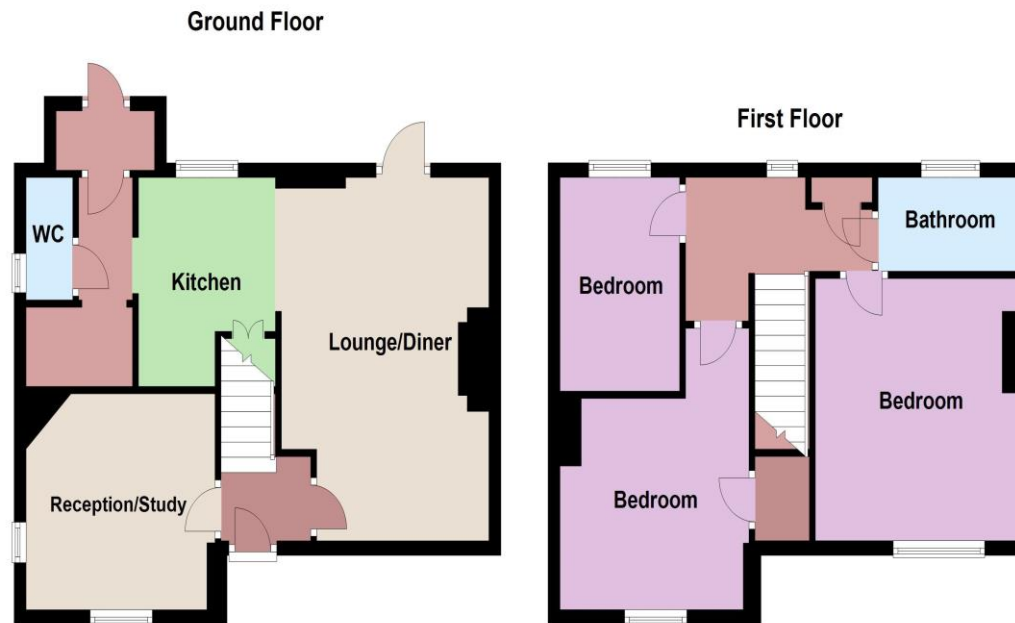


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### Key Features

- 3 bedroom family home
- 2 reception rooms
- Plenty of off road parking
- Large rear garden
- Available chain free
- Close to town & station



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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. RAM0023099/20240411/KWDP

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