



Oakwood homes[®]
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Property brochure



RAMSGATE ROAD
MARGATE
KENT
CT9 4BH

Price: £260,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC C

Tenure FREEHOLD
Council Tax B



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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



The Property

WELL PROPORTIONED AND VERY WELL PRESENTED FAMILY HOME CLOSE TO THE QEQM HOSPITAL.....Having been updated throughout by the current owners, the property provides all the space and comfort for a growing family. To the ground floor there is a large living room, with access to a cellar, modern fitted kitchen, dining room, utility room and downstairs W.C. On the first floor there are 3 double bedrooms and a family bathroom. Outside there is a small front garden with steps up to the entrance porch and to the rear a good sized enclosed rear garden with both lawn and decking area. Other benefits include gas central heating and double glazing.

Location

Located on Ramsgate Road with local schools and shops close by as well as the QEQM hospital. Westwood Cross shopping centre is within easy reach and Margate beach and Old Town are only ½ a mile away offering a good selection of bars and restaurants as well as Margate mainline railway station providing high speed rail access to London and beyond.

Accommodation

GROUND FLOOR

Entrance Porch	
Lounge	19'9" (6.02m) x 14'9" (4.50m)
Kitchen/Dining Area	19'9" (6.02m) x 11'1" (3.38m)
Lean-To	19'9" (6.02m) x 6'11" (2.11m)

Cloakroom	
Cellar	11'8" (3.56m) x 5'7" (1.70m)

FIRST FLOOR

Landing	
Bedroom 1	13'9" (4.19m) x 11'9" (3.58m)
Bedroom 2	10'11" (3.33m) x 10'2" (3.10m)
Bedroom 3	11' (3.35m) x 9'2" (2.79m)
Bathroom	7'3" (2.21m) x 5'7" (1.70m)

OUTSIDE

Front Garden	
Rear Garden	Approx. 40' (12.19m) laid to lawn with decking area
NO parking is available	



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Key Features

- Close to QEQM Hospital
- Lots of work done
- 3 double bedrooms
- 2 reception rooms
- Modern kitchen and bathroom
- Good sized garden
- Double glazed
- Centrally heated

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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. MAR0023015/20240425/ASDP



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