



Oakwood homes[®]
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Property brochure



ROYAL ROAD
RAMSGATE
KENT
CT11 9LF

Price: Guide price £350,000

3 Bedrooms

2 Receptions

2 Bathrooms

0 Garage

EPC D

Tenure FREEHOLD
Council Tax C



ramsgate@oakwoodhomes.biz



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The Property

FOR SALE BY MODERN METHOD OF AUCTION - starting bid price £350,000. A Period double fronted terrace property, full of charm and character on Ramsgate's West cliff. The property is need of a little TLC throughout but comes with some beautiful features, including fireplaces, sash windows, picture rails and deep skirtings. Good size rooms, the light and airy rooms benefit from a rear south west facing aspect. Modern kitchen/diner and sitting room are both flooded with natural light. The utility room and downstairs shower room are found at the rear of the ground floor accommodation. The first floor boasts 3 good sized bedrooms and a bathroom with 4 piece suite. Royal Road is a fantastic location being a short walk away from the seafront at the end of the road, where you will find a number of cafes and bars overlooking the sandy beach, and the UK's only Royal Harbour. Ramsgate train station with the high speed link to London is a 20 minute walk away and the town centre and Waitrose is also close by.

Location

Situated walking distance to Waitrose at the bottom of the hill, Vale Square on the road opposite and the up-and-coming Addington Street one road down, this home really is something special in an incredibly exceptional area.

Accommodation

GROUND FLOOR

Hallway	
Lounge	21' (6.40m) x 9'5" (2.87m)
Kitchen/diner	23' (7.01m) x 10'1" (3.07m)
Cellar	
Utility room	9' (2.74m) x 6'7" (2.01m)
FIRST FLOOR	
Landing	
Bedroom 1	12' (3.66m) x 11'3" (3.43m)
Bedroom 2	12' (3.66m) x 11'9" (3.58m)
Bedroom 3	9'8" (2.95m) x 9'6" (2.90m)
Bathroom	9'7" (2.92m) x 9' (2.74m)

Rear garden

This property is in a conservation area

Unrestricted on road parking is available in the street



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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Key Features

- Kitchen/breakfast room
- Lounge/diner
- Double fronted
- Sunny garden
- Cellar
- Utility room
- No chain
- Seaside location

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. RAM0023350/20240517/RLDP



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