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putting people first

## Property brochure



HELMDON CLOSE  
RAMSGATE  
KENT  
CT12 6TT

Guide price £330,000 - £340,000

2 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax C



ramsgate@oakwoodhomes.biz



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### The Property

Move straight in & arrange your furniture! We are delighted to offer this well presented 2 bedroom semi detached bungalow situated on the quiet Helmdon Close cul-de-sac, just off Pysons Road on the Ramsgate / Broadstairs borders. The bungalow has a driveway providing parking for several cars as well as the detached brick build garage to the side of the property. Inside you will find the bungalow bright and airy with two double bedrooms with cupboards to the front. The modern bathroom is at the side of the bungalow and the kitchen overlooks the rear garden with a door to the patio at the side. The bright lounge leads onto the conservatory which is used as the dining room and also leads to the rear garden, which is lawned, fenced and very private. It is understood that there is a high speed broadband connection to the property. Call to arrange your viewing to appreciate all this lovely bungalow has to offer!

### Location

Helmdon Close is a quiet cul-de-sac on the Ramsgate / Broadstairs borders, ideal for easy access to Westwood Cross shopping and leisure centre, the Loop bus route and convenience shops along Margate Road.

### Accommodation

#### GROUND FLOOR:

Hallway	
Bedroom 1:	11'9" (3.58m) x 11'9" (3.58m)
Bedroom 2:	10'6" (3.20m) x 10'6" (3.20m)
Bathroom	
Kitchen:	11'2" (3.40m) x 10'0" (3.05m)
Lounge:	14'9" (4.50m) x 10'6" (3.20m)
Conservatory:	11'4" (3.45m) x 10'8" (3.25m)

#### OUTSIDE:

- Walled front garden
- Driveway
- Brick built garage
- Enclosed lawned & fenced rear garden



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Ground Floor



Total area: approx. 74.0 sq. metres (796.8 sq. feet)

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Plan produced using PlanUp.

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### Key Features

- 2 bedroom semi detached bungalow
- Well presented throughout
- Driveway and garage
- Conservatory
- Quiet cul-de-sac location
- Ramsgate / Broadstairs borders

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. RAM0023738/20240708/KWSM



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