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## Property brochure



CUMBERLAND ROAD  
RAMSGATE  
KENT  
CT11 9QL

Price: £307,000

3 Bedrooms


2 Receptions

1 Bathroom

EPC C

Tenure FREEHOLD  
Council Tax B



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 www.oakwoodhomes.biz

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## The Property

MOVE STRAIGHT IN! We are delighted to offer for sale this lovely refurbished 3-4 bedroom terraced period house in central Ramsgate! The accommodation is arranged over three floors. The linked kitchen and dining rooms are on the lower ground floor, the bathroom on the ground floor landing, on the middle floor you'll find the lounge to the front (or bedroom four if required), and bedroom three to the rear. There are a further two double bedrooms on the first floor. This period house has been thoughtfully refurbished throughout and has a contemporary feel. The kitchen, which has a Karndean floor through into the dining area, is fitted with all new appliances including an integrated dishwasher, full size frost free fridge & freezer, and washing machine in the laundry cupboard. The bathroom boasts a vanity unit, concealed W.C, a rainfall shower in the bath with a screen, metro tiles and shaver socket. The new neutral carpets and white walls throughout the property provide a great canvas for its new owners. The house has a brand new roof with slate tile covering, insulation and an easy access ladder to the loft, which has been boarded ready for use. Building control sign off documents for works are available for inspection. Gas safety and electrical certificates are also available. The flat roof to the rear of the property has also been renewed. A new condenser boiler has been installed, with a 10 year guarantee (from June 2024). The house also has the added benefit of smoke detectors and a carbon monoxide alarm.

## Location

Cumberland Road is a great location close to the town centre and the station with the high speed link to London close by as well as being within walking distance of primary and secondary schools, and through the town centre to the sandy beaches and Royal Harbour.

## Accommodation

### LOWER GROUND FLOOR:

Kitchen: 10'4" (3.15m) x 10'4" (3.15m)

Dining area: 13'9" (4.19m) x 11'3" (3.43m)

### MIDDLE FLOOR:

Bathroom

Lounge: 16'6" (5.03m) x 10'3" (3.12m)

Bedroom 3: 10'4" (3.15m) x 9'4" (2.84m)

### TOP FLOOR:

Bedroom 1: 13'8" (4.17m) x 11'3" (3.43m)

Bedroom 2: 10'3" (3.12m) x 8'8" (2.64m)

### OUTSIDE:

Rear enclosed garden

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### Key Features

- Refurbished terraced house
- Town centre location
- Accommodation over 3 floors
- New kitchen and bathroom
- Redecorated & new flooring throughout
- Enclosed rear garden

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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. RAM0023824/20240816/KLDP



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