



Oakwood homes[®]
putting people first

Property brochure



KENTMERE AVENUE
RAMSGATE
KENT
CT11 0QF

Price: £365,000

4 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



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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

Great family home at Nethercourt! We are delighted to offer this 4 bedroom family home on the popular Nethercourt estate to the west of Ramsgate - always popular for easy access to the town and out of Thanet via the A299 dual carriageway. The house has the garage converted to provide the 4th bedroom, and there was a large ground floor extension in 2021 to provide a large kitchen/diner with bi-fold doors to the garden. The kitchen features an island with induction hob and downward extractor fan, there is a double eye level oven, integrated microwave, dishwasher, washing machine and fridge/freezer. Upstairs are 3 bedrooms and the family bathroom. The house has a driveway providing parking for 2 cars and there is an enclosed fenced rear garden with patio area and shed. The house has a high speed internet connection. Call to arrange your viewing!

Location

Kentmere Avenue is quiet road on the Nethercourt estate which is always popular due to being close to the town and station as well as being great for easy access out of Thanet via the A299 dual carriageway.

Accommodation

GROUND FLOOR:

Hallway

Lounge: 11'8" (3.56m) x 11'1" (3.38m)

Kitchen/diner: 20'1" (6.12m) x 17'4" (5.28m)

Bedroom 4: 14'9" (4.50m) x 7'5" (2.26m)

FIRST FLOOR:

Bedroom 1: 11'6" (3.51m) x 9'8" (2.95m)

Bedroom 2: 11'5" (3.48m) x 9'8" (2.95m)

Bedroom 3: 11'5" (3.48m) x 7'4" (2.24m)

OUTSIDE:

Front garden & driveway

Enclosed fenced rear garden



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Awaiting Floor Plan

Property brochure

Key Features

- 4 bedroom family home
- Ground floor extension & garage conversion
- Popular Nethercourt location
- Off road parking for 2 cars
- No onward chain

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. RAM0022197/20240828/KLDP



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