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## Property brochure



KINGS AVENUE  
RAMSGATE  
KENT  
CT12 6DL

Price: £325,000

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC E

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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



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### The Property

Move straight in & arrange your furniture! We are delighted to offer this recently refurbished 3 bedroom, 1 reception detached bungalow in a popular residential area just off the Newington Road in Ramsgate. The property has been rewired (certificates available), a new kitchen fitted, redecorated throughout, and there is new flooring in all rooms. There is an off road parking space to the front with electrics in place to fit a UV charging port (not yet connected), there is also a small walled front garden, and there is a large fenced rear garden. The broadband is delivered by fibre to the house. Additional parking is available on the road with no permits needed. The bungalow is available chain free so call to arrange your viewing!

### Location

Kings Avenue is a popular residential location close to local schools, transport links & amenities.

### Accommodation

#### Hallway

Bedroom 1	13'4" (4.06m) x 7'1" (2.16m)
Bedroom 2	9'8" (2.95m) x 7'1" (2.16m)
Bedroom 3	14'9" (4.50m) x 11'5" (3.48m)
Lounge	15'1" (4.60m) x 9'4" (2.84m)
Kitchen/diner	12'3" (3.73m) x 10'4" (3.15m)
Bathroom	9'8" (2.95m) x 7'4" (2.24m)

#### OUTSIDE

Small walled front garden & driveway  
Large fenced rear garden



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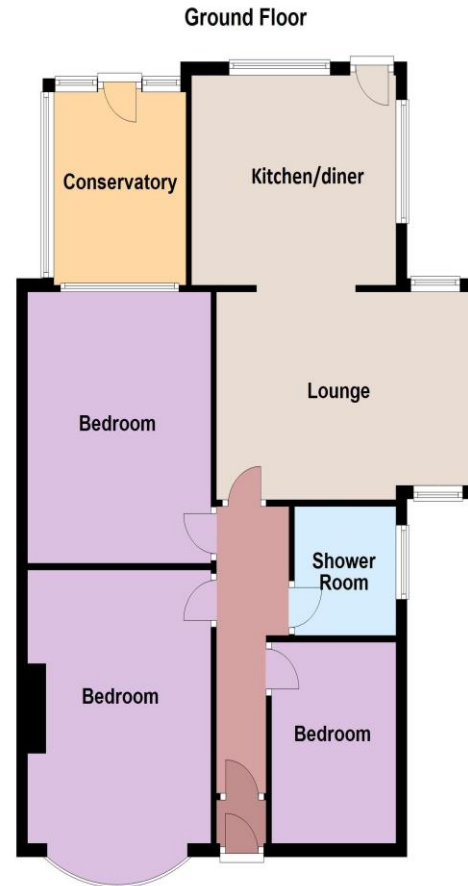
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### Key Features

- 3 bedroom detached bungalow
- Recently updated
- Popular residential location
- Off road parking
- Enclosed rear garden
- 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. RAM0023331/241104KLCW



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