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## Property brochure



GRANGE ROAD  
RAMSGATE  
KENT  
CT11 9QB

Price: £390,000

4 Bedrooms

3 Receptions

1 Bathroom

No chain

C EPC

Tenure FREEHOLD  
Council Tax C



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01843 590900



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

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### The Property

Ideal family home close to local amenities and offered with vacant possession for those of you wishing to avoid a chain. This modern home highly refurbished offers entrance hallway, cloakroom W.C, a large lounge area - with a bay aspect, a separate dining area which leads through to the modern fitted kitchen, with access to the rear garden. To the first floor the property boasts three large double bedrooms, with the master featuring a bay aspect, and a modern family bathroom. Huge basement which is accessed via side-return from the front of the property behind a lockable gate, the property boasts a fantastic self-contained basement space with a large basement room, which is ideal for a lounge/kitchen/dining space, and a separate bedroom area with a potential en-suite shower/WC, and access to a private courtyard area. Externally the rear garden offers sunny aspect which is mostly laid to lawn and features a patio seating area.

### Location

Situated in a great location being walking distance to local shops and bus routes. Ramsgate mainline railway station is a 15 minute walk making commuting into London a breeze. Picturesque Ellington park with its popular coffee shop and children's play areas is at the end of the road and Ramsgate's Royal Harbour is 20 minute walk.

seating area.

### GROUND FLOOR

Hallway

Cloakroom

Lounge

21' (6.40m) x 16'3" (4.95m)

Dining room

12'4" (3.76m) x 11'6" (3.51m)

Kitchen

14'11" (4.55m) x 11'11" (3.63m)

### LOWER FLOOR:

Reception room

24' (7.32m) x 19'8" (5.99m)

Bedroom

12'4" (3.76m) x 11'6" (3.51m)

Cloakroom

10'10" (3.30m) x 7'4" (2.24m)

### FIRST FLOOR

Landing

Bedroom

18' (5.49m) x 14'9" (4.50m)

Bedroom

13'2" (4.01m) x 10'7" (3.23m)

Bedroom

12'5" (3.78m) x 12'4" (3.76m)

Bathroom

11' (3.35m) x 8'10" (2.69m)



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Rear garden  
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### Key Features

- Four bedrooms
- Modern kitchen
- Modern bathroom
- Family home
- No chain
- Rear garden
- Large rooms
- Semi detached house

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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. RAM0024183/



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