



Oakwood homes<sup>®</sup>  
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## Property brochure



CANNONBURY ROAD  
RAMSGATE  
KENT  
CT11 9NL

Price: £265,000

2 Bedrooms

2 Receptions

1 Bathroom

Parking space

EPC E

Tenure FREEHOLD  
Council Tax B



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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

Lovely cottage near the town and seafront! We are delighted to offer this lovely 2 bedroom end of terrace situated in Cannonbury Road, close to the town, seafront & all amenities. The house has a double aspect lounge with French doors to the garden, a kitchen facing the front of the property, and a conservatory looking out to the garden, which could be used as a dining room or second reception room. There is an understairs cupboard which has plumbing for a washing machine. Upstairs are two double bedrooms and a bathroom. The house has a parking space for one car (there is a restriction about this being built on) and there is a good sized enclosed South facing rear garden. There is an FTTC internet connection which is not currently connected but is available in the house, and the property has a new gas central heating boiler installed in 2023. The property is being sold with no onward chain so call to book your viewing!

### Location

Cannonbury Road is a great location within walking distance of the town centre, close to the seafront on the West Cliff, and near the Loop bus route on West Cliff Road. Ramsgate station is not far and there are also convenience shops and pubs on Grange Road.

### Accommodation

#### GROUND FLOOR:

Lounge: 17'8" x 9'3" (2.82m) widening to 16'3" (4.95m)

Kitchen: 10'2" (3.10m) x 7'3" (2.21m)

Understairs cupboard housing washing machine

Conservatory: 16'4" (4.98m) x 9'3" (2.82m)

#### FIRST FLOOR:

Landing

Bedroom 1: 10'8" (3.25m) x 9'7" (2.92m)

Bedroom 2: 7'9" (2.36m) x 7'7" (2.31m)

Bathroom: 7'8" (2.34m) x 6'0" (1.83m)

#### OUTSIDE:

Parking space for 1 car

Enclosed rear garden with side access



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### Key Features

- 2 bedroom end of terrace
- Close to town and Western Esplanade
- Enclosed rear garden
- Off road parking for 1 car
- New boiler 2023
- 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. RAM0024240/



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