



Oakwood homes®  
putting people first

## Property brochure



MELROSE COTTAGES  
HERTFORD STREET  
RAMSGATE  
KENT  
CT11 9ET

Offers in Excess of £300,000

4 Bedrooms

2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD  
Council Tax B



[ramsgate@oakwoodhomes.biz](mailto:ramsgate@oakwoodhomes.biz)



01843 590900



[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



### The Property

Period terraced home in the town centre! We are delighted to offer this 4 bedroom period home which is within walking distance of Waitrose, the seafront, and Ramsgate's historic Addington Street. The property has been extended on the lower ground floor to give a kitchen/diner which has a skylight and French doors to steps which lead up to the courtyard garden. There is also the 4th bedroom on the lower ground floor. On the ground floor is the lounge which runs from the front to the back of the property and has stripped wooden flooring an original fireplace. On the first floor is the master bedroom with en-suite shower room and family bathroom, and there are a further two double bedrooms on the second floor. The house was completely refurbished 4 years ago meaning all you need to do is move in and arrange your furniture! Planning permission has been obtained in August 2023 for a small 2 storey rear extension.

### Location

Melrose Cottages are a pretty terrace of houses within walking distance of the town centre, Waitrose, the Royal Harbour with its selection of cafes and bars, as well as being on the Loop bus route and close to Ramsgate station with the high speed link to London St Pancras.

### Accommodation

#### LOWER GROUND FLOOR

Kitchen/Diner 14'11" (4.55m) x 11'6" (3.51m)  
Bedroom 4 12'1" (3.68m) x 11'6" (3.51m)

#### GROUND FLOOR

Lounge/dining area 22'11" (6.99m) x 9'11" (3.02m)

#### HALF LANDING

#### WC

#### FIRST FLOOR

Bedroom 1 15'9" (4.80m) x 9'2" (2.79m)

#### En-suite shower room

Family bathroom 6'9" (2.06m) x 9'10" (3.00m)

#### SECOND FLOOR

Bedroom 2 15'3" (4.65m) x 8'11" (2.72m)

Bedroom 3 9'11" (3.02m) x 8'8" (2.64m)

#### OUTSIDE

Courtyard garden to rear



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### Key Features

- 4 bedroom terrace
- Accommodation over 4 floors
- En-suite to master bedroom
- Town centre location
- Pretty courtyard garden
- Planning permission for rear extension

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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. RAM0016199/20231021/KWDP



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