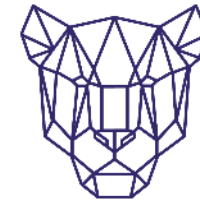


**17 Rodney Street, Ramsgate, CT11 9JT**  
**Guide Price £215,000**



**PANTERA  
PROPERTY**





PANTERA  
PROPERTY

17 Rodney Street, Ramsgate, CT11 9JT

Guide Price £215,000

- Sold as seen
- Easy maintenance courtyard
- No onward chain
- Three storey end terraced house
- Two reception rooms
- 0.6 miles from the beach

Contacts:

To enquire about this property or for further  
information, please get in touch with:

Amy White

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amy@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any terms expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

## DESCRIPTION

Pantera Property offer to the market a three-bedroom three storey end terraced house, providing a courtyard.

The spacious living room benefits from abundant natural light, creating a bright and welcoming atmosphere throughout the home. Additionally, there is a dedicated dining room, perfect for hosting gatherings and a fully equipped kitchen to the rear.

On the first floor, you'll find a generous master bedroom, along with a family bathroom featuring a three-piece suite.

The second floor offers two additional double bedrooms, each with ample space for additional storage.

To the rear of the property, there is an outdoor area that provides an ideal space for relaxing or entertaining in the open air.



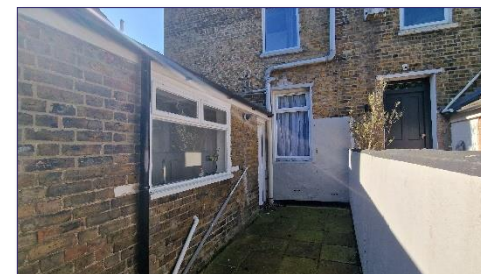
## LOCATION

Situated on Rodney Street, accessed via West Cliff Road, the property is within easy reach of key transport links and local amenities.

Ramsgate Train Station is approximately one mile away, offering direct services on the Southeastern Line, including high-speed trains to London St Pancras, as well as connections to Ashford International, Canterbury, and Dover. The nearby AS99 road offers a direct route to the M2 motorway, providing easy access to London and other parts of Kent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





## CT11 9JT - 17 Rodney Street, Ramsgate



### Approx. Gross Internal Floor Area 1092 sq. ft / 101.60 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.