



## 00 Tavern Cottage Downs Road, Ramsgate, CT11 0LX Offers in excess of £175,000

### NO ONWARD CHAIN

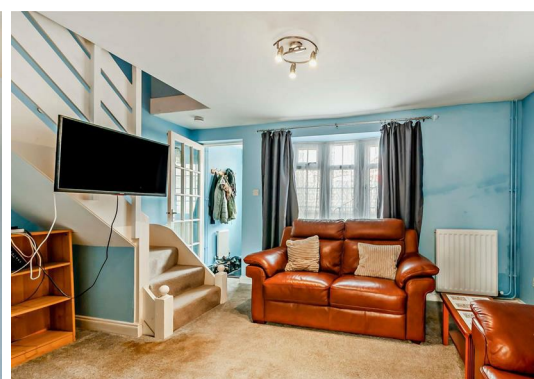
Welcome to Downs Road, Ramsgate - a charming location that could be the perfect setting for your new home! This attractive end of terrace house, built in 1850, boasts a cozy reception room, two bedrooms, and a bathroom, offering a comfortable living space for you and your family.

With 560 sq ft of space, this property provides a perfect balance between a quaint feel and practical living. The absence of an onward chain makes the purchasing process smooth and hassle-free, allowing you to move in and make this house your own without delay.

The property's garden is a delightful feature, offering a private outdoor space where you can relax, entertain guests, or indulge in some gardening activities. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evenings in this lovely outdoor area.

Situated in a popular location, this house not only provides a cozy living environment but also offers convenience and accessibility to nearby amenities. Whether you're looking for local shops, schools, or leisure facilities, Downs Road has it all within easy reach.

Don't miss out on the opportunity to own this competitively priced gem in Ramsgate. Contact us today to arrange a viewing and take the first step towards making this charming property your new home!



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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