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## Property brochure



GRANGE ROAD  
RAMSGATE  
KENT  
CT11 9LP

Price: £445,000

3 Bedrooms

2 Receptions

3 Bathrooms

Off street parking

EPC D

Tenure FREEHOLD  
Council Tax C



[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



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### The Property

No chain family home set on the west side of Ramsgate, with separate one bedroom, two story annexe. An Edwardian three bedroom linked semi detached house for sale in the popular Grange Road, Ramsgate. Offering 3 large reception rooms, two bathrooms and separate W.Cs, the lower level also offers a great space for workshop or play room for children. Outside there is a well maintained and private garden with access via Edith Road offering parking, and access to an additional two storey annexe which has been modernised and is ready for use, possible rental or Air B&B, offering modern kitchen, modern bathroom, flooring and electric heating. Further benefits of this character home in Ramsgate, mainline railway station provides a high speed rail link to London St Pancras, walking distance to Ramsgate town and Marina.

### Location

This great development opportunity is ideally situated for local bus routes, local amenities and benefits from being walking distance from the Marina. Ramsgate town centre is less than a mile away where you will find numerous shops, bars, cafes and restaurants, as well as the Royal Harbour, sandy beaches and cliff top walks. Ramsgate's mainline railway station provides a high speed rail link to London St Pancras.

### Accommodation

#### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 15'10" (4.83m) x 14' (4.27m)

Dining Room 14'6" (4.42m) x 11'10" (3.61m)

Kitchen 10'7" (3.23m) x 9'4" (2.84m)

Utility Room 13' (3.96m) x 6'1" (1.85m)

W.C

Sun Room 9'4" (2.84m) x 8'6" (2.59m)

LOWER GROUND FLOOR Currently a bar 15'3" (4.65m) x 12'3" (3.73m)

W.C

#### FIRST FLOOR

Bedroom 1 12'9" (3.89m) x 12'5" (3.78m)

Bedroom 2 14'8" (4.47m) x 11'5" (3.48m)

Bedroom 3 8'10" (2.69m) x 8' (2.44m)

Shower Room

Family Bathroom

Separate W.C

OUTSIDE Separate side entrance with small courtyard. Large garden to rear with access from Edith Road, which leads onto the one bedroom annexe.



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### Key Features

- Three bedrooms
- Two bathroom
- No chain
- Off street parking
- Rear garden
- 1 bed annexe
- Great location

Need a mortgage..?

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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. RAM0021808/20240226/RLDP



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