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## Property brochure



WILFRED ROAD  
RAMSGATE  
KENT  
CT11 7RB

Price: £325,000

3 Bedrooms

1 Reception


1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C



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### The Property

If you are looking for a well built family home you can make your own stamp on, this will be the perfect family home for you. Internally offering a wealth of accommodation comprising entrance hallway, lounge/diner with door leading to conservatory and fitted kitchen with utility room. To the first floor are three bedrooms and bathroom with matching suite. Externally offering a huge rear garden with lots of potential, which will be great for a growing family, also benefiting from outside storage room and separate W.C. Close by there are even more local amenities benefit families. Ellington park is on your doorstep for the children and there is also the Thanet loop bus meaning you are well connected to the rest of the Isle. Houses such as this just a short walk from the town and a stone's throw from the train station sell quickly here, so early viewing comes highly recommended.

### Location

Ellington Park and sea front. Situated in a hugely popular area, a short walk to Ellington Park offering wonderful community events, the mainline train station is a few minute's walk away, and slightly further yet still within walking distance is Ramsgate town centre, the Royal Harbour and its seafront parade of cafes and bars. Several well regarded schools are also within walking distance, The property is also situated on the Thanet Loop bus route, giving you easy access to Broadstairs and neighbouring Margate.

### Accommodation

#### GROUND FLOOR.

Entrance

Hallway

Lounge/diner

25' (7.62m) x 12'5" (3.78m)

Conservatory

11'6" (3.51m) x 10' (3.05m)

Kitchen

10' (3.05m) x 8'5" (2.57m)

Utility room

12' (3.66m) x 6' (1.83m)

#### FIRST FLOOR

Landing

Bedroom 1

14'6" (4.42m) x 11'3" (3.43m)

Bedroom 2

11'10" (3.61m) x 9'8" (2.95m)

Bedroom 3

8' (2.44m) x 7' (2.13m)

Bathroom

6'5" (1.96m) x 6'5" (1.96m)

#### OUTSIDE

Rear garden

Front garden

The property has EV charging

Broadband is delivered via fibre to the premises



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### Key Features

- Three bedrooms
- Some updating required
- Huge garden
- Family home
- Off street parking
- Conservatory
- Central location
- Lounge/diner
- Kitchen
- Bathroom

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. RAM0021462/20240520/RLDP



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