



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



MENTMORE ROAD  
RAMSGATE  
KENT  
CT12 6UX

Price: £235,000

3 Bedrooms

1 Reception

1 Bathroom

Allocated Parking

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

Ideal first time buy! We are delighted to offer this 3 bedroom mid terrace which is on the Ramsgate / Broadstairs borders and has recently been replastered & redecorated. Downstairs is a bright and airy lounge / diner, a kitchen leading on to the utility room and door to the rear garden. Upstairs are two good size doubles and a smaller third bedroom, and the family bathroom. There is a front garden and a storage cupboard, and there is a low maintenance fenced rear garden. There is an allocated parking space in the car park to the front and plenty of 'first come, first served' parking spaces too. It understood there is currently no internet connection to the property which is available chain free so call to arrange your viewing!

### Location

Mentmore Road is a cul de sac of houses and flats just off Northwood Road on the Ramsgate / Broadstairs borders with easy access into both Ramsgate and Broadstairs towns and Westwood Cross shopping and leisure centre.

### Accommodation

#### GROUND FLOOR:

Hallway

Lounge / diner: 23'6" (7.16m) x 9'9" (2.97m)

Kitchen: 8'10" (2.69m) x 8'5" (2.57m)

Utility room

#### FIRST FLOOR:

Bedroom 1: 13'9" (4.19m) x 11'4" (3.45m)

Bedroom 2: 9'6" (2.90m) x 8'5" (2.57m)

Bedroom 3: 7'6" (2.29m) x 6'8" (2.03m)

Bathroom: 8'1" (2.46m) x 5'5" (1.65m)

#### OUTSIDE:

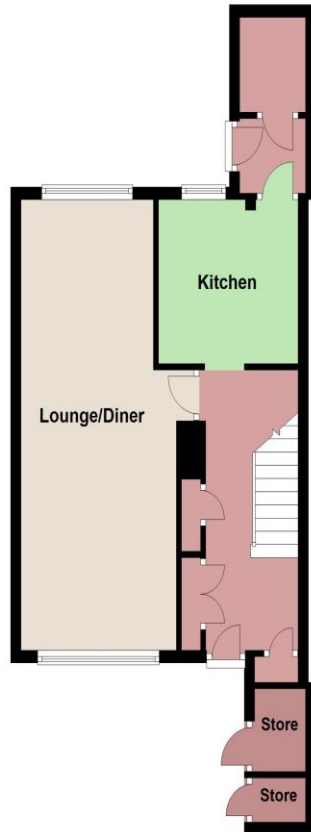
Lawned front garden

Enclosed rear garden

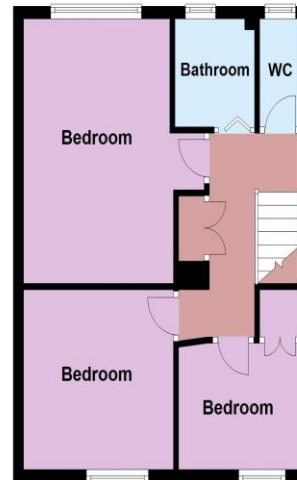


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Ground Floor



First Floor



Total area: approx. 83.8 sq. metres (902.4 sq. feet)

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Plan produced using PlanUp.

## Property brochure

### Key Features

- Ideal first time buy
- 3 bedroom mid terrace
- Ramsgate / Broadstairs borders
- Recently replastered & repainted
- Enclosed rear garden
- Chain free

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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. RAM0021909/20240829/KLDP



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