

## Property brochure



ST LUKES AVENUE  
RAMSGATE  
KENT  
CT11 7JZ

Price: £255,000


2 Bedrooms

2 Receptions

1 Bathroom

EPC E

Tenure FREEHOLD  
Council Tax B

 ramsgate@oakwoodhomes.biz

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 www.oakwoodhomes.biz

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### The Property

Ideal first time buy! We are delighted to offer this well presented 2 bedroom Victorian terrace in central Ramsgate, with all local amenities close by. The house has been extended to the rear in 2021 to provide a lovely light & open kitchen/diner to the rear, with a new shower room too, building control sign off was obtained at the time as well as having a new consumer unit. (Certificates can be provided). There is a cosy lounge with bay window at the front of the house, and upstairs are two double bedrooms. There is a walled patio garden to the rear and there is rear access if required. The house has high speed broadband connected and parking is available on the road with no restrictions or permits required. Call to book your viewing!

### Location

St Lukes Avenue is a popular residential location in the town centre, within walking distance of local schools, amenities, and Ramsgate station with the high speed to London.

### Accommodation

#### GROUND FLOOR:

Lounge: 13'6" (4.11m) x 11'3" (3.43m)  
Dining area: 11'9" (3.58m) x 9'0" (2.74m)  
Kitchen: 11'9" (3.58m) x 10'7" (3.23m)

#### Shower room

#### FIRST FLOOR:

Bedroom 1: 13'6" (4.11m) x 11'3" (3.43m)  
Bedroom 2: 13'6" (4.11m) x 9'2" (2.79m)

#### OUTSIDE:

Small walled front garden  
Enclosed rear garden with rear access



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### Key Features

- 2 bedroom Victorian mid terrace
- Town centre location
- Close to all amenities
- Recent ground floor extension

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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. RAM0023802/20240822/KLDP



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