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## Property brochure



MARLBOROUGH ROAD  
RAMSGATE  
KENT  
CT11 9BU

Price: £700,000

5 Bedrooms


2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD  
Council Tax D



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## The Property

A beautiful period home in central Ramsgate! We are delighted to offer this stunning detached family home which will impress you from the minute you walk through the front door. The house has many original features throughout, combined with modern touches such as a new gas central heating boiler, fully flued working fireplaces, cast iron radiators, and plantation shutter to keep the house cool in summer and warm in winter. There is ample living accommodation with a family room, kitchen, utility room and shower room on the lower ground floor, on the ground floor there is a lounge to the front with stunning ornate coving to the ceiling, ceiling rose and engineered oak floorboards, the second reception area and study are also on this floor and there is also bedroom 5 to the rear. The first floor offers the master suite with large en-suite shower room and a dressing area, and another double bedroom and bathroom at the rear. The top floor has a further 2 double eaves bedrooms. To the rear there is an enclosed garden which has mature plants, a decked area and rear access if required. This house must be viewed to appreciate all it has to offer! There is a high speed broadband connection to the house and parking is on road with no restrictions or permits required. The house can be available chain free.

## Location

Marlborough Road is situated just off Vale Square in Ramsgate and is a short walk from the town centre and Royal Harbour where there are numerous cafes and bars overlooking the sea and beach. Ramsgate station with the high speed link to London is also close by.

## Accommodation

### LOWER GROUND FLOOR:

Family Room:	15'9" (4.80m) x 12'7" (3.84m)
Kitchen:	12'10" (3.91m) x 12'8" (3.86m)
Utility Room:	10'10" (3.30m) x 5'11" (1.80m)
Shower Room:	8'9" (2.67m) x 6'2" (1.88m)

### GROUND FLOOR:

Lounge:	12'11" (3.94m) x 12'10" (3.91m)
Dining Room:	12'9" (3.89m) x 12'8" (3.86m)
Study:	10'10" (3.30m) x 5'11" (1.80m)
Bedroom:	10'10" (3.30m) x 6'2" (1.88m)

### FIRST FLOOR:

Bedroom 1:	13'1" (3.99m) x 13'1" (3.99m)
En-suite:	12'1" (3.68m) x 7'7" (2.31m)
Bedroom:	11'1" (3.38m) x 9'0" (2.74m)
Bathroom:	10'10" (3.30m) x 6'2" (1.88m)

### SECOND FLOOR:

Bedroom:	19'6" (5.94m) x 10'5" (3.17m)
Bedroom:	19'6" (5.94m) x 8'8" (2.64m)

### OUTSIDE:

Gated front garden, secure side access to rear garden. Enclosed rear garden with rear access, decked area, access from kitchen and study

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### Key Features

- Stunning period home
- Beautiful features throughout
- Close to town, seafront & station
- Accommodation over 4 floors
- Master suite on first floor
- Available chain free

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023890/20240906/KWDP



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