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## Property brochure



DUMPTON PARK ROAD  
RAMSGATE  
KENT  
CT11 7JR

Price: £245,000

2 Bedrooms

1 Reception

1 Bathroom


EPC C

Tenure FREEHOLD  
Council Tax B



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### The Property

Ideal first time buy! This 2 bedroom Victorian mid terrace house is in a popular residential area close to town and schools, and not far from convenience shops and Ramsgate station. Downstairs you will find a lounge with a bay window to the front and a dining room to the rear leading onto the kitchen. Upstairs are two double bedrooms and a large bathroom which also has a shower. The rear garden is paved and has a storage shed. There is on road parking with no restrictions or permits required, and the house is understood to have a fibre to the cabinet internet connection. This property is being sold chain free for a quick purchase!

### Location

Dumpton Park Road is a popular residential area close to schools, convenience shops, the Loop bus route and Ramsgate station.

### Accommodation

#### GROUND FLOOR:

Hallway	
Lounge	13'3" (4.04m) x 10'2" (3.10m)
Dining room	11'9" (3.58m) x 10'9" (3.28m)
Kitchen	10'3" (3.12m) x 8'1" (2.46m)

#### FIRST FLOOR:

Bedroom 1	13'7" (4.14m) x 11'0" (3.35m)
Bedroom 2	12'0" (3.66m) x 8'7" (2.62m)
Bathroom	9'7" (2.92m) x 8'0" (2.44m)

#### OUTSIDE

- Small front garden
- Enclosed paved rear garden



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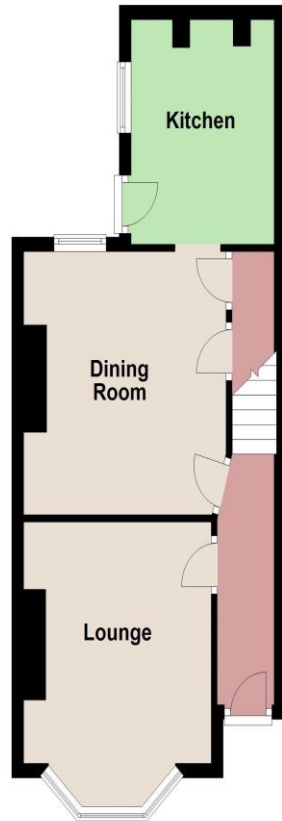
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Ground Floor



First Floor



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### Key Features

- Victorian terrace
- Modern kitchen and bathroom
- Ideal first time buy
- Close to town and station
- Enclosed paved rear garden
- No onward chain

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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. RAM0023872/24091 IKLCW



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