

## Property brochure



ST LUKES AVENUE  
RAMSGATE  
KENT  
CT11 7HS

Price: £280,000

3 Bedrooms

2 Receptions

1 Bathroom

Off street parking to the rear

EPC C

Tenure FREEHOLD  
Council Tax B



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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

## Property brochure



### The Property

Ideal family home! This well presented three bedroom terraced house is situated on St Lukes Avenue, a great location for easy access to the station with the high speed link to London and within close proximity of local schools and amenities. The house has been improved significantly in the current owner's time at the property meaning you can move straight in with no concerns! Every window has been replaced with French doors put in the dining room, the house has been rewired (certificates available), the roof has been repaired, there has been additional insulation added in the kitchen walls, and the front garden has been landscaped and the back garden fenced to provide a secure parking space. On the ground floor there is a lounge with bay window to the front, leading on to a dining room with a door to the rear garden. The pretty kitchen also leads out to the garden. Upstairs are two good size double bedrooms, the family bathroom, and a smaller third bedroom. The house has had new waterproof laminate flooring downstairs and new carpets upstairs. The parking space to the rear of the garden can be accessed from College Road, and there is also free on road parking to the front of the house on St Lukes Avenue. There is a high speed broadband connection to the house. Call us to arrange your viewing!

### Location

St Lukes Avenue is a great location for easy access to Ramsgate station, the town centre, local schools and convenience shops. Westwood Cross shopping and leisure centre is also not far away by bus or car.

### Accommodation

#### GROUND FLOOR:

##### Hallway

Lounge 12'8" (3.86m) x 11'9" (3.58m)

Dining room 12'2" (3.71m) x 11'3" (3.43m)

Kitchen 13'6" (4.11m) x 9'1" (2.77m)

#### FIRST FLOOR:

Bedroom 1 15'0" (4.57m) x 10'6" (3.20m)

Bedroom 2 11'2" (3.40m) x 11'2" (3.40m)

Bedroom 3 9'2" (2.79m) x 5'8" (1.73m)

Bathroom 7'0" (2.13m) x 6'1" (1.85m)

#### OUTSIDE

Paved front garden

Rear garden - paved & decked area

Parking space accessed from rear

Broadband is delivered via fibre to the premises



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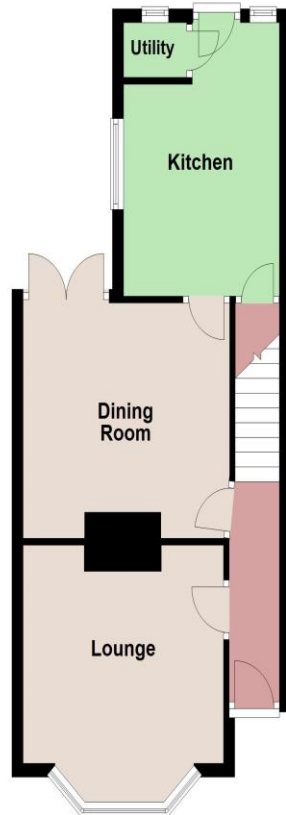
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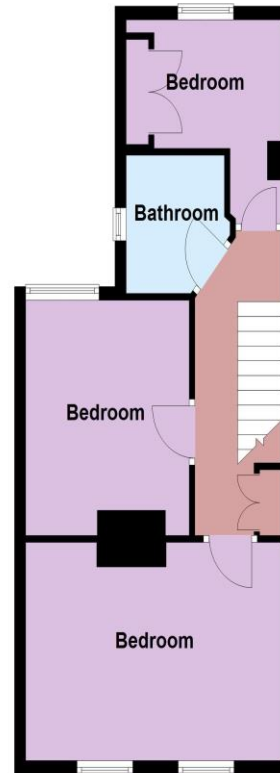


Oakwood homes®  
putting people first

Ground Floor



First Floor



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Plan produced using PlanUp.

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### Key Features

- 3 bedroom terraced house
- Ideal family home
- Well presented throughout
- Close to town & station
- Lounge & dining room
- Parking space to rear

### 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. RAM0023491/20250227/KLDP



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