

Property brochure



EFFINGHAM STREET
RAMSGATE
KENT
CT11 9AT

Price: £425,000

5 Bedrooms

2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax C



ramsgate@oakwoodhomes.biz



01843 590900



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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

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The Property

QUIRKY AND CHAIN FREE! If you are looking for something totally unique you can put your own mark on then look no further! This unusual property is situated in Effingham Street in Ramsgate's town centre and as well as being within walking distance of the town, seafront and station, the house offers lots of space which could be used in a variety of ways. There is an off road parking space to the front, where you will find a door to the main house as well as the large space to the side which could be used as a studio, office, annexe, workshop, home cinema room, whatever suits your needs! There are two receptions on the ground floor as well as the kitchen, and two bedrooms, a dressing area, and a bathroom and separate WC on the first floor. Unusually the house has two staircases to the second floor; one at the front leading to a large bedroom, and one at the back leading to two bedrooms. The house has a walled rear garden unusually large for a house in the town centre. Being sold chain free call us today to book your viewing!

Location

Effingham Street is a great location for easy access to the town centre and seafront with its numerous cafes and bars, as well as being within walking distance of primary and secondary schools.

Accommodation

GROUND FLOOR:

Reception 1:	16'0" (4.88m) x 14'0" (4.27m)
Reception 2:	13'11" (4.24m) x 13'0" (3.96m)
Kitchen diner:	16'0" (4.88m) x 11'0" (3.35m)
Studio / workspace	28'04" x 12'09"

FIRST FLOOR:

Bedroom:	13'0" (3.96m) x 13'0" (3.96m)
Bedroom:	13'0" (3.96m) x 11'0" (3.35m)
Dressing area:	13'0" (3.96m) x 5'10" (1.78m)
Bathroom	
WC	

REAR STAIRCASE TO SECOND FLOOR:

Bedroom:	13'0" (3.96m) x 10'0" (3.05m)
Bedroom:	11'0" (3.35m) x 9'0" (2.74m)

FRONT STAIRCASE TO SECOND FLOOR:

Bedroom:	17'0" (5.18m) x 11'0" (3.35m)
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Oakwood homes®
putting people first



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Key Features

- 5 bedroom semi detached house
- Town centre location with garden & parking
- Accommodation over 3 floors
- Large studio to side
- Walled rear garden
- No onward chain

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. RAM0021768/20230718/KWDP



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