

## Property brochure



88 LONDON ROAD  
RAMSGATE  
KENT  
CT11 0DP

Price: £415,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C

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### The Property

Superb family home! This family home is in an enviable position on London Road - easy for access into Ramsgate, and close to the pubs at Pegwell, as well as being within walking distance of Chilton Primary School. Downstairs there is a bright and airy lounge with a bay window to the front, and there is a good size kitchen/diner leading on to a family room facing the garden. There is also a useful utility room and downstairs W.C. Upstairs are two double bedrooms and a 3rd single bedroom. The bedroom to the rear has French doors leading to the decked South facing terrace, perfect for early morning coffee, or for watching the sun set! There is also a recently refurbished large family bathroom with a free standing bath and walk in shower. There is a large loft room which is currently used as a bedroom. There is an enclosed rear garden which is also a real sun trap. There is off road parking for 2 cars to the front, and the property benefits from a high speed internet connection. Call to arrange your viewing to appreciate a this fabulous home has to offer!

### Location

London Road is a great location close to seafront walks at Pegwell towards Ramsgate Harbour & Pegwell Bay, and has easy access to the A299 dual carriageway leading to Canterbury and the Medway towns from the Canterbury Road East.

### Accommodation

#### GROUND FLOOR

Hallway

Lounge

13'9" (4.19m) x 11'11" (3.63m)

Kitchen/diner

16'2" (4.93m) x 11'11" (3.63m)

Family room

20'2" (6.15m) x 11'2" (3.40m)

#### FIRST FLOOR

Bedroom 1

13'9" (4.19m) x 11'11" (3.63m)

Bedroom 2

11'10" (3.61m) x 10'1" (3.07m)

French doors to roof terrace

Bedroom 3

8'9" (2.67m) x 6'5" (1.96m)

Family bath & shower room

8'9" (2.67m) x 6'5" (1.96m)

Stairs to

Loft room

24'9" (7.54m) x 8'9" (2.67m)

#### OUTSIDE

Driveway for 2 cars to front

Enclosed south facing rear garden

01843 590900



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### Key Features

- Superb family home
- Sought after London Road location
- Open plan kitchen diner/family room plus lounge
- New bath & shower room
- Enclosed south facing garden
- Off road parking for 2 cars

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0024292/250314KLCW



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