



13 Victoria Road, Ramsgate CT11 8PP



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GUILDCREST ESTATES

Victoria Road, Ramsgate CT11
8PP

Offers in the region of £290,000

The property is ideally located close to the town center and the golden sand of Ramsgate beach, and enjoys something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. The Royal Harbour has a variety restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

This former factory is set back off Victoria Road, and nestled in between 2 properties and accessed via a graveled driveway which offers ample parking.

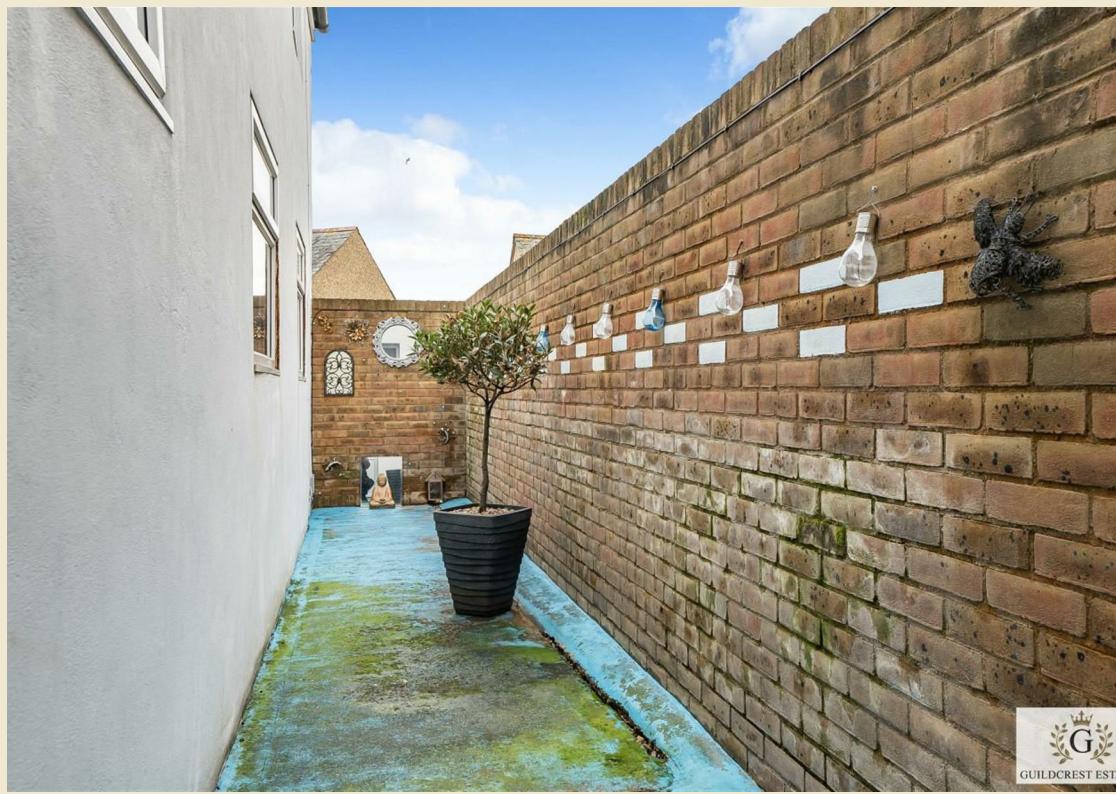
On entering the property, you are greeted by a good sized hallway which has lovely ceramic flooring and stairs that lead to the first floor. The kitchen is a good size and located at the front of the house and has 2 double glazed windows giving the room lots of light. There are a matching range of wall and base units and combi boiler, double glazed door leading out to a walled courtyard garden. There is an ultra modern huge bath/shower room with a white suite comprising of shower, bath, low level WC and wash basin. At the back of the house is the lounge/dining room again a wonderful size and has a beautiful feature





fireplace.
On the first floor is the landing, 3 double bedrooms and separate WC. The principal bedroom is a nice size room with dual aspect so double glazed window to the side and front and built in wardrobe. Bedroom 2 again is a double room with further built in wardrobes and bedroom 3 is currently being used as a dressing room. You will also find a separate WC.

Council Tax Band C
Freehold
Mains water, electric, gas, gas central heating, sewer
Fixed wireless broadband





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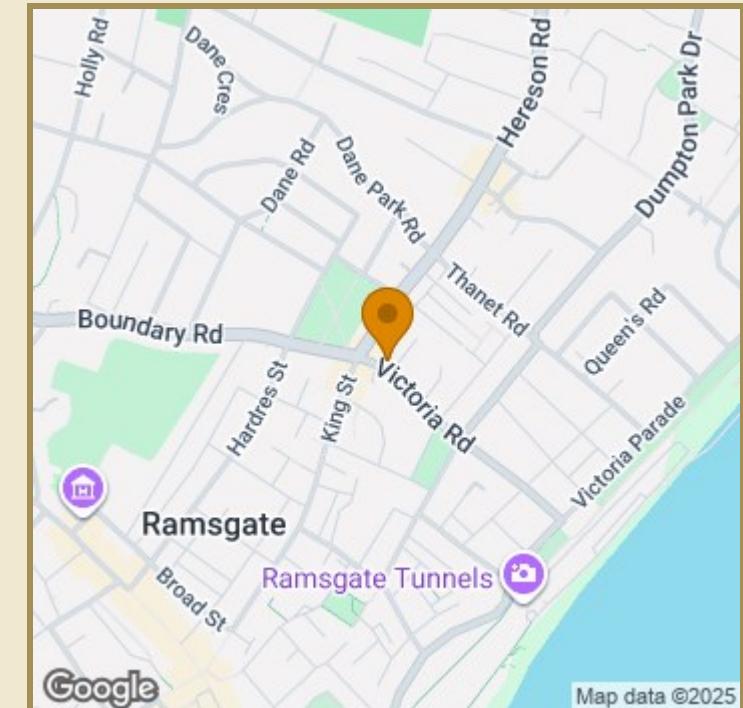
Key Features

- Council Tax Band - C
- Detached House
- Good Size Lounge
- Lovely Size Kitchen
- Shower/Bathroom
- Courtyard Garden
- Driveway with Ample Parking
- Close to Town Centre and Sea Front

Important Information

Freehold
House - Detached
1118.00 sq ft
Council Tax Band C
EPC Rating E

£290,000



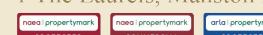
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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