



**Rumfield Road, Broadstairs, CT10 2PG**

**Offers In The Region Of £325,000**



Consider this your personal invitation to explore this delightful semi-detached home with TMS Estate Agents.

Found on the sought-after Rumfields Road in Broadstairs, this inviting family home awaits your visit. As you approach, you'll appreciate the convenience of off-street parking for two cars arranged in tandem. The front garden, completed with grass and shrubs, offers the potential for conversion to additional parking, should the need arise.

Upon entering you'll find yourself in the entrance hall. To your left, the lounge bathes in natural light, boasting a feature fireplace - the room a true focal point for entertaining. The lounge seamlessly flows into the dining room, currently accommodating a table and chairs for six, with views of the garden through the sliding patio doors. Adjacent is the kitchen, equipped with integrated oven, gas hob, and dishwasher, featuring ample storage that maximizes the available space. Upstairs, the property offers two double bedrooms and one single, complemented by the three piece family bathroom suite.

At the rear of the property, a generously sized, low-maintenance garden awaits - a mostly paved space with a distinctive grass crescent. The garden boasts a pergola and a charming "garden bar" towards the back. Notably, there is side access connecting the front and rear through a gate.

Given its location within the catchment zone for outstanding schools, we anticipate significant interest in this property. The nearest superstore, Asda, is conveniently within a 5-minute walk according to Google Maps. Westwood Cross, approximately a mile away, provides a wealth of shopping options, restaurants, gyms, a cinema, and a casino; Adding to the appeal of this property situated on the borders of both Ramsgate and Margate. Broadstairs Train Station being the closest at 1.4 miles away providing high speed links to London and surrounding towns.

Contact TMS to schedule your accompanied viewing, available 7 days a week





## GROUND FLOOR

### LOUNGE

13'7" x 12'3" (4.15 x 3.74)

### DINING ROOM

11'1" x 8'3" (3.40 x 2.53)

### KITCHEN

11'1" x 7'1" (3.40 x 2.17)

## FIRST FLOOR

### MAIN BEDROOM

15'0" x 9'2" (4.58 x 2.81)

### BEDROOM TWO

9'2" x 9'1" (2.81 x 2.78)

### BEDROOM THREE

10'2" x 6'2" (3.10 x 1.89)

### BATHROOM

6'2" x 6'2" (1.89 x 1.89)

## AGENT NOTE

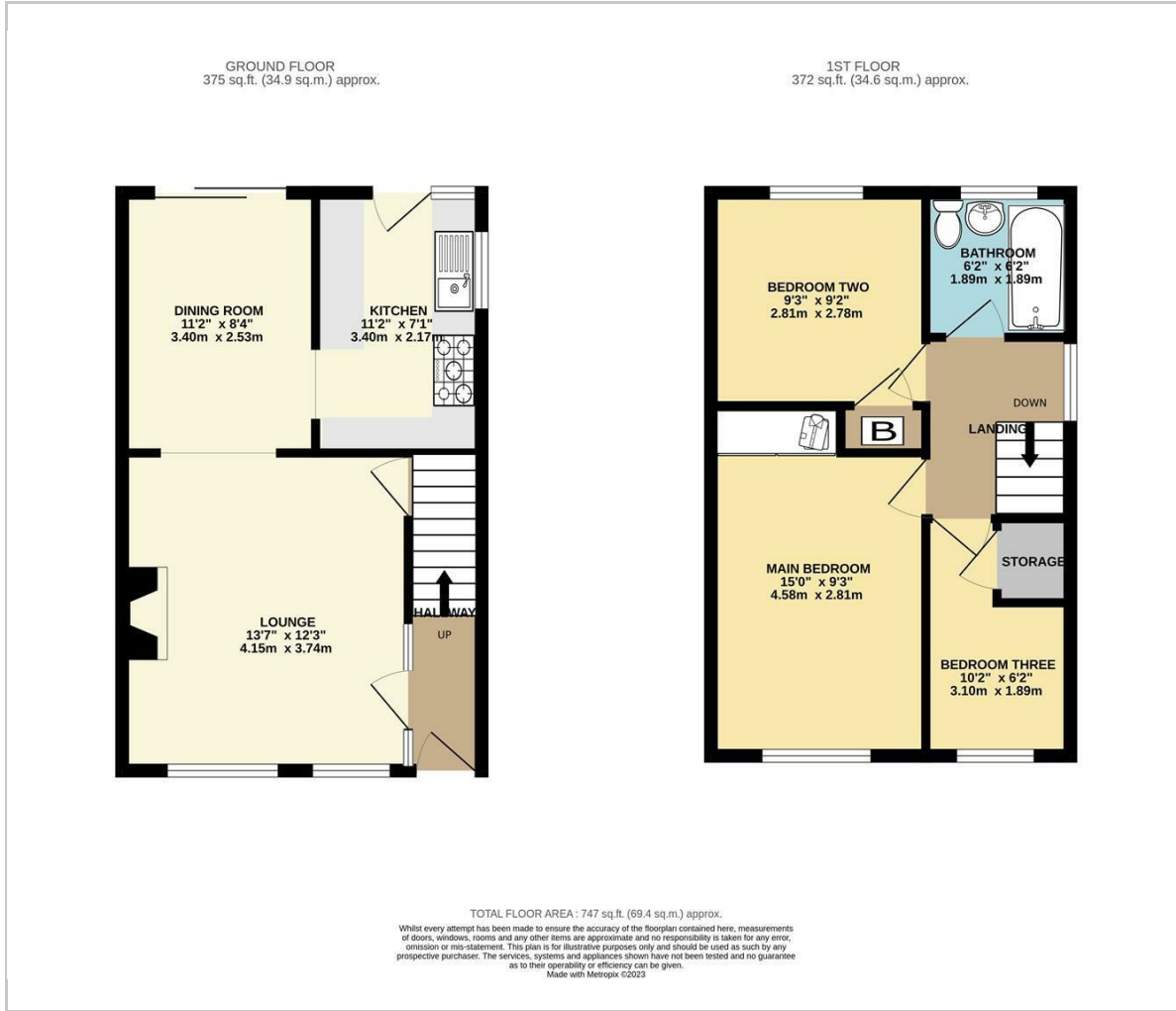
Permission has been granted for a double side storey extension. Planning reference: FH/TH/22/0150



- THREE BEDROOMS
- SEMI-DETACHED
- SPACIOUS LOUNGE
- PLANNING PERMISSION GRANTED
- GENEROUS REAR GARDEN
- OUTSTANDING SCHOOLS NEARBY
- FANTASTIC TRANSPORT LINKS
- CLOSE TO SHOPS AND LOCAL AMENITIES
- EPC RATING D
- THANET COUNCIL TAX BAND C



## Floor Plan



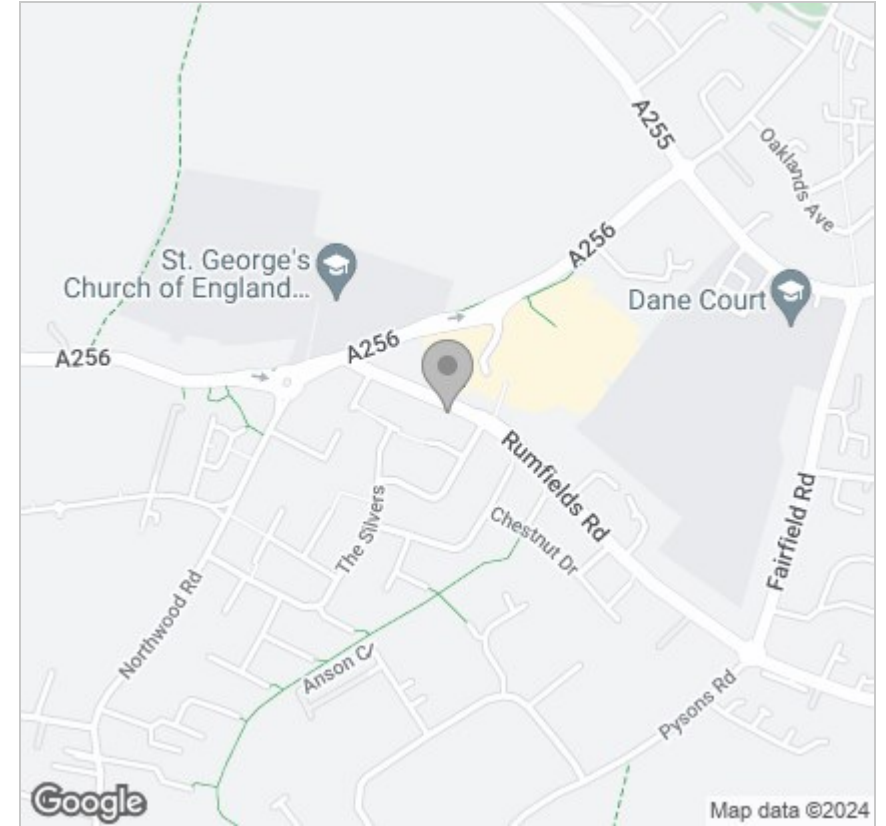
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

