



**Rydal Avenue, Ramsgate, CT11 0PY**  
**Offers In The Region Of £375,000**





**A family home eagerly awaiting its new occupants!**

**If you're on the hunt for more space to accommodate your growing family, your search ends here. We have just the property for you!**

**This charming home boasts an inviting exterior with kerb appeal, ample off-street parking, and a garage - and that's just the beginning! Stepping inside, you're greeted by a good sized hallway leading to a comfortable lounge/diner. Continuing on, you'll discover a generously-sized kitchen/diner, offering delightful views of the rear garden, along with the convenience of a much-needed WC.**

**Venture upstairs to find FIVE bedrooms, comprising four doubles and one single. The main bedroom benefits from fitted wardrobes for added convenience. Completing the upper level is a family bathroom featuring a walk-in shower, toilet, and basin. While the property could benefit from some modernisation, it undoubtedly holds the potential to become a truly stunning home.**

**Outside, a sizable garden awaits, featuring a lush lawn, inviting patio area, and neatly bordered edges finished with pebbles - the perfect setting to bask in the warmth of summer.**

**Nestled within the esteemed Rydal Avenue, the property is in a well-established residential area renowned for its strong sense of community spirit. Here, neighbours are more than just faces; they're friends. Conveniently located amenities include a Tesco superstore just over half a mile away, and a mainline railway station offering swift services to London, reachable in an approximate five-minute drive.**

**Furthermore, its proximity to Ellington Park - recipient of the 2022/23 Green Heritage Site Accreditation and Green Flag Award - adds to its allure. Whether you're a family seeking recreation, a dog lover in need of walking trails, or simply someone looking to unwind with a leisurely picnic, this park has something for everyone.**

**So, why delay? Contact TMS Estate Agents today and secure your viewing appointment. Your new family home awaits!**







## GROUND FLOOR

### LOUNGE

13'3" x 11'5" (4.04 x 3.50)

### DINING AREA

11'0" x 9'2" (3.37 x 2.81)

### KITCHEN/DINER

16'5" x 12'0" (5.02 x 3.67)

### W/C

3'11" x 3'10" (1.20 x 1.19)

## FIRST FLOOR

### MAIN BEDROOM

12'0" x 11'2" (3.67 x 3.41)

### BEDROOM TWO

11'1" x 9'6" (3.38 x 2.90)

### BEDROOM THREE

11'5" x 7'8" (3.48 x 2.34)

### BEDROOM FOUR

9'2" x 7'8" (2.80 x 2.34)

### BEDROOM FIVE

8'3" x 6'11" (2.52 x 2.13)

### SHOWER ROOM

7'11" x 5'5" (2.42 x 1.66)

## EXTERNAL

### GARAGE

14'11" x 8'7" (4.57 x 2.64)

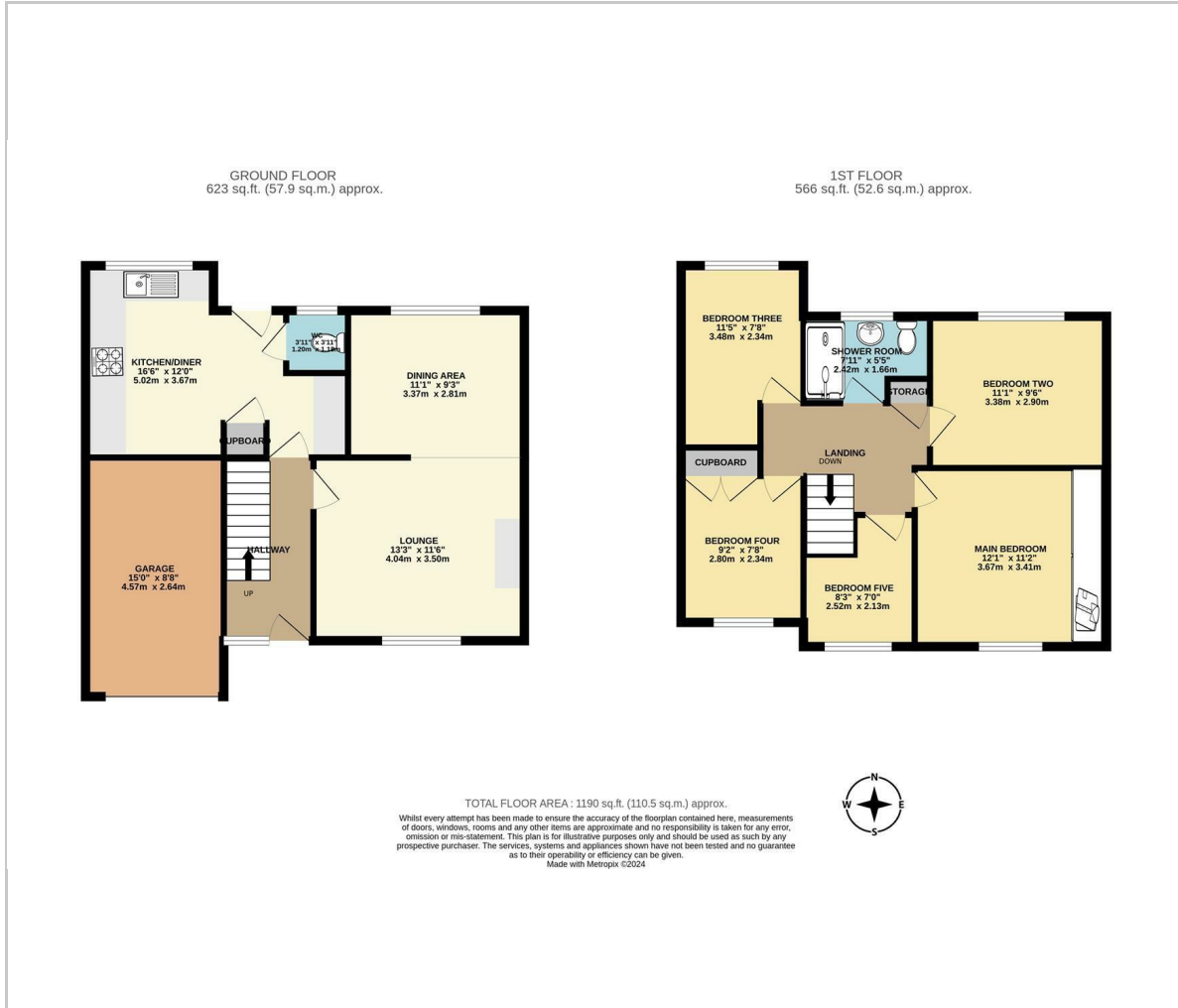


# TMS

ESTATE AGENTS



## 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.

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## Area Map



## Energy Efficiency Graph

