



Rydal Avenue, Ramsgate, CT11 0PY
Offers In The Region Of £350,000



A Big, Bold Family Home Ready for a Makeover

Bring your vision and a splash of creativity - this five-bedroom home is brimming with space and potential.

Out front you've got serious kerb appeal, generous parking, and a garage for all the bikes, boards and tools. Step inside to a welcoming hallway that flows into a roomy lounge/diner and a kitchen with garden views, plus a convenient ground-floor WC.

Upstairs, four doubles and a single mean no one's fighting for space, and the main bedroom even has fitted wardrobes.

Now the fun part: it's ready for a full refresh. Think a brand-new kitchen and bathroom, a top-to-toe redecoration, with the extension already completed the space is there; the rest is yours to make your own.

The garden's a winner too - broad lawn, sunny patio, and loads of room for entertaining, a kick around or just relaxing.

If you're looking for a family home with great proportions and a project you can truly make your own, this one's calling your name.

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)

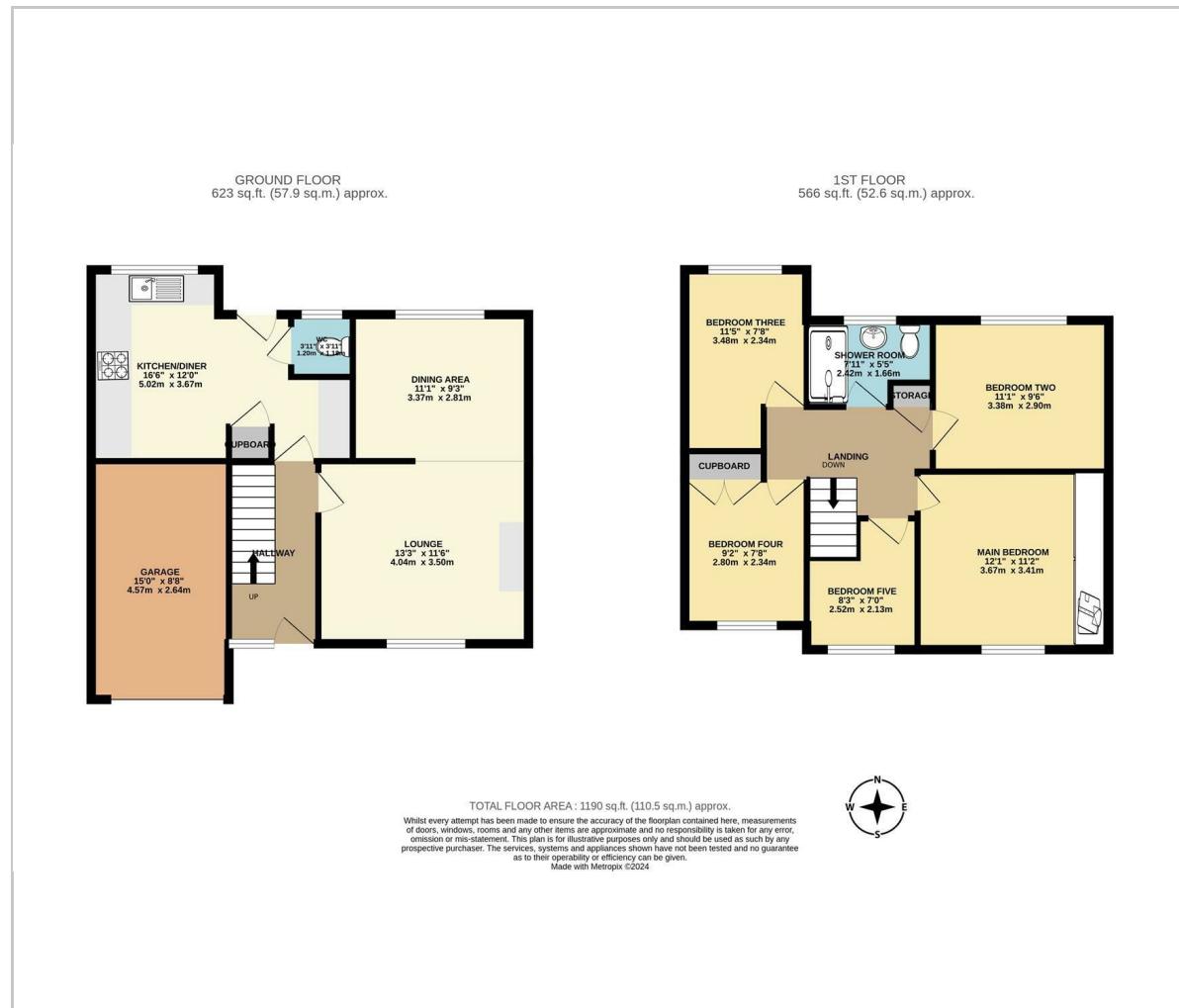


BEDROOM FIVE
8'3" x 6'11" (2.52 x 2.13)
SHOWER ROOM
7'11" x 5'5" (2.42 x 1.66)
EXTERNAL
GARAGE
14'11" x 8'7" (4.57 x 2.64)



Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

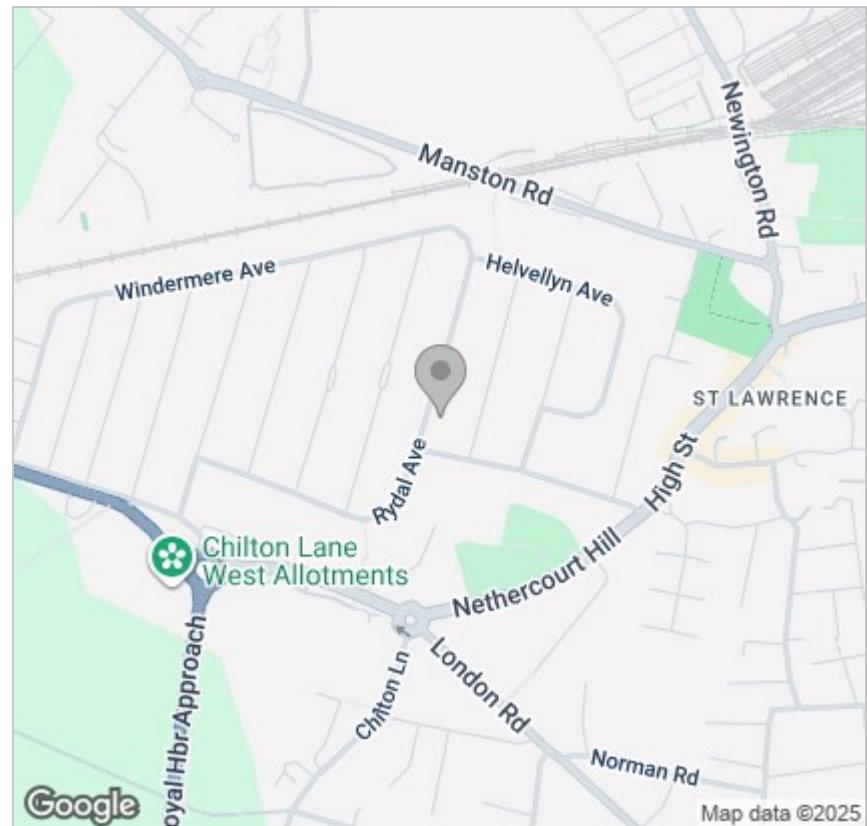
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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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