



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.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

The Ground Floor Plan includes the following rooms and dimensions:

- KITCHEN/DINER:** 16'6" x 12'0" (5.02m x 3.67m)
- DINING AREA:** 11'1" x 9'3" (3.37m x 2.81m)
- LOUNGE:** 13'3" x 11'5" (4.04m x 3.50m)
- GARAGE:** 15'0" x 8'8" (4.57m x 2.64m)
- Bathroom:** 7'11" x 3'11" (2.42m x 1.16m)
- Stairs:** UP (to 1st floor), DOWN (to basement)
- Other:** CUPBOARD, RAILWAY, UP, DOWN

1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

The 1st Floor Plan includes the following rooms and dimensions:

- BEDROOM THREE:** 11'5" x 7'8" (3.48m x 2.34m)
- BEDROOM TWO:** 11'1" x 9'6" (3.38m x 2.90m)
- MAIN BEDROOM:** 12'1" x 11'2" (3.67m x 3.41m)
- BEDROOM FOUR:** 9'2" x 7'8" (2.80m x 2.34m)
- BEDROOM FIVE:** 8'5" x 7'0" (2.52m x 2.13m)
- Shower Room:** 7'11" x 5'5" (2.42m x 1.66m)
- Landing:** DOWN
- Other:** CUPBOARD, STORAGE, UP, DOWN

TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		67	83
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		67	83
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			