



Leonards Avenue, Ramsgate.
Offers In The Region Of £270,000



Nestled in the charming area of Leonards Avenue, Ramsgate, this delightful terraced house offers a perfect blend of comfort and convenience for families. With three generously sized double bedrooms, this property provides ample space for both relaxation and rest. The open plan lounge and dining area creates a warm and inviting atmosphere, ideal for family gatherings or entertaining guests.

The location is particularly appealing, situated within a great catchment area for schools, making it an excellent choice for families with children. Additionally, the property is conveniently close to Ramsgate's mainline train station, ensuring easy access to local amenities and transport links for those commuting or exploring the surrounding areas.

This family-sized house is not only a wonderful home but also a fantastic opportunity to enjoy the vibrant community of Ramsgate. With its spacious layout and prime location, it is sure to attract interest from those seeking a comfortable and practical living space. Do not miss the chance to make this lovely property your new home.

Give TMS a call today. We're open 7 days a week and would love to show you around!





Lounge Area
12'9" x 10'4" (3.90 x 3.15)

Dining Room
21'9" x 13'6" (6.64 x 4.14)

Kitchen
9'7" x 7'1" (2.93 x 2.16)

FIRST FLOOR

Bedroom Two
11'1" x 8'3" (3.39 x 2.52)

Bedroom Three
11'0" x 8'3" (3.37 x 2.52)

Bathroom
9'3" x 7'1" (2.82 x 2.16)



SECOND FLOOR

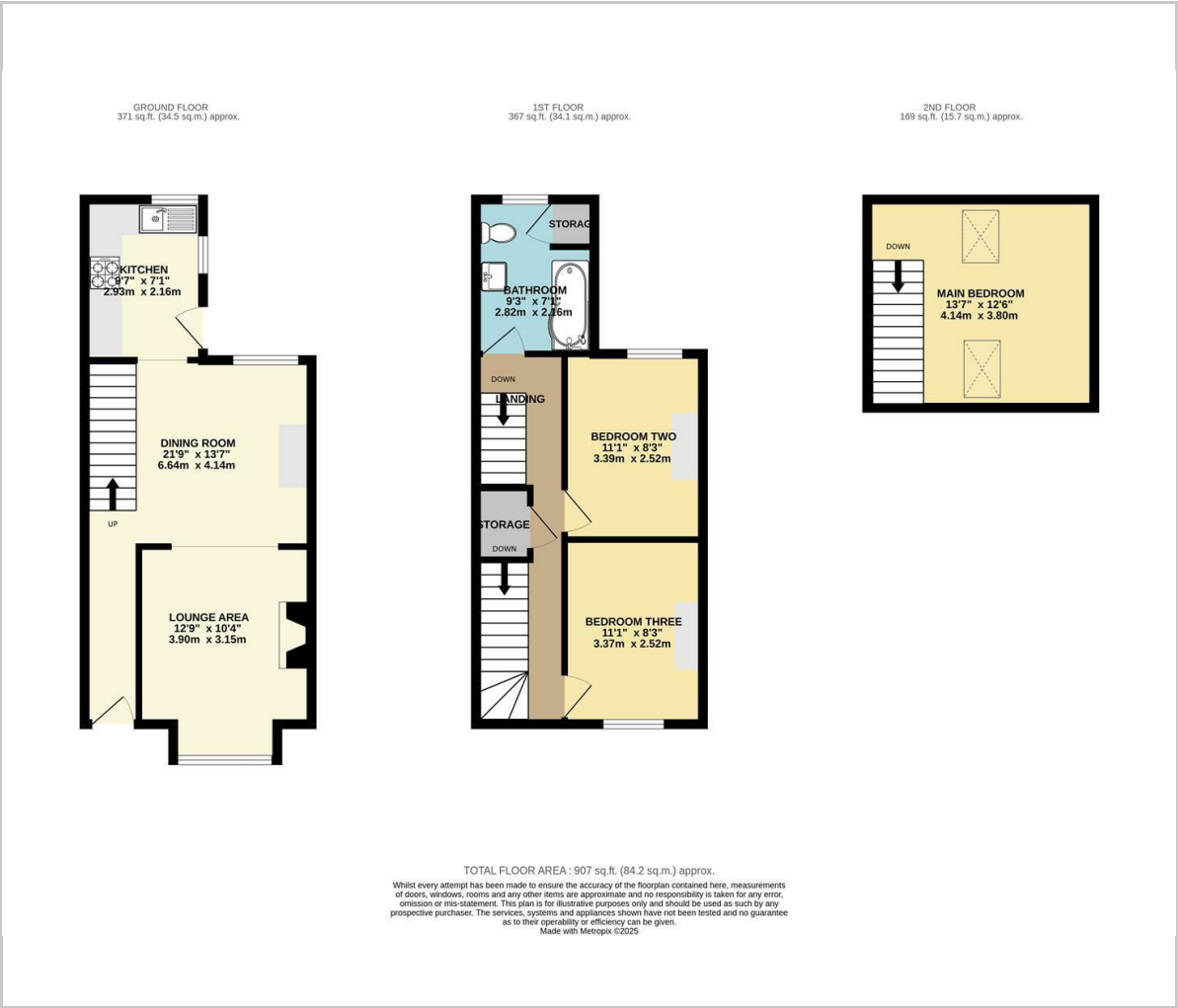
Main Bedroom
13'6" x 12'5" (4.14 x 3.80)



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



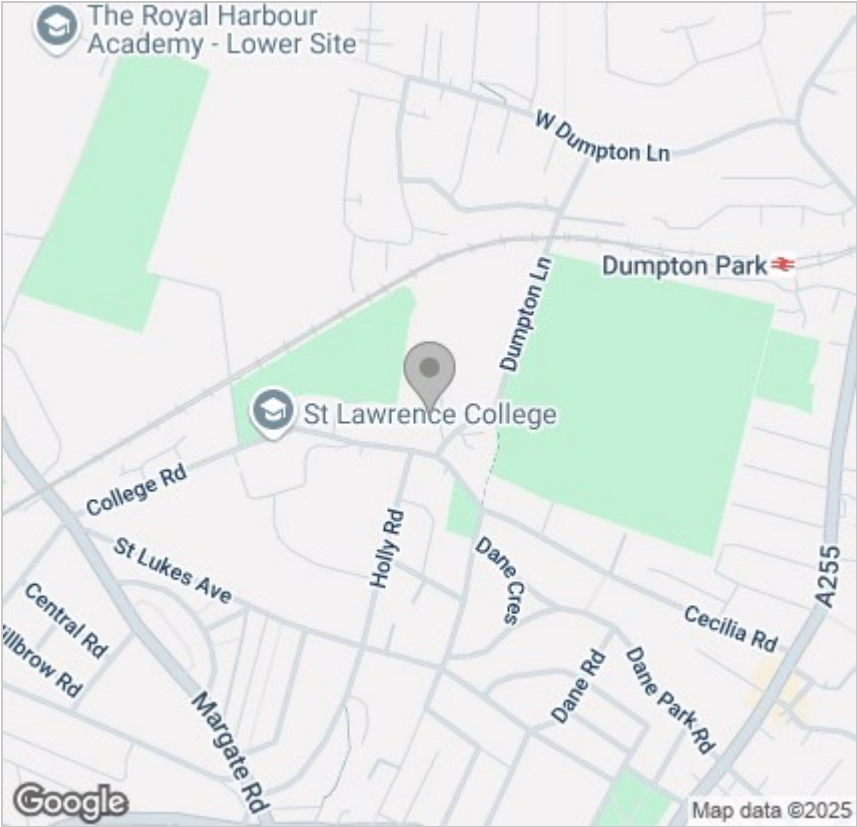
Viewing

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.

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

