



**TMS**

ESTATE AGENTS



**Derwent Avenue, Ramsgate CT11 0QA**  
**Offers In The Region Of £295,000**





Set within the much-loved Nethercourt Estate in Ramsgate - a neighbourhood known for its welcoming community and leafy open spaces, including the nearby Nethercourt Park - this detached bungalow has been a cherished home, and it's now ready to begin its next chapter with new owners.

At the front, there's off-street parking for two cars in tandem, leading to an attached garage with a classic up-and-over door. A side path then guides you to the main entrance of the home.

At the front, the lounge is filled with natural light from a wide picture window - the perfect spot for winding down after a long day. Next door, the main bedroom looks out across the garden and comes with built-in wardrobes. A second double bedroom offers flexibility for guests, family, or even a dining room depending on your needs. This home reflects the true beauty and versatility of a bungalow: light-filled, easy to live in, and ready to adapt to whatever stage of life you're at.

The bungalow's large windows bring an airy openness to each room. The shower room is simple and practical, while the kitchen/diner provides a homely hub for shared meals. From here, step directly into the garden: a private, green retreat framed by mature shrubs and hedges, with a lawn at its centre and two patios that follow the sun across the day. It's a space for barbecues, quiet reading, or enjoying the last golden hours of an evening.

The property is well presented and move-in ready, though it also offers scope to update and make it truly your own.

This is more than just a bungalow - it's an opportunity to join a close-knit community, to enjoy the ease of single-level living, and to create new memories in a home that has already been deeply cherished.

Come and see for yourself! We're available for viewings 7 days a week!

Offers In The Region Of £295,000



Lounge	13'9" x 11'1" (4.2 x 3.4)
Bedroom 1	12'1" x 11'1" (3.7 x 3.4)
Bedroom 2	11'1" x 11'1" (3.4 x 3.4)
Kitchen / diner	12'1" x 11'1" (3.7 x 3.4)
Shower room	6'9" x 5'6" (2.08 x 1.7)

#### 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.





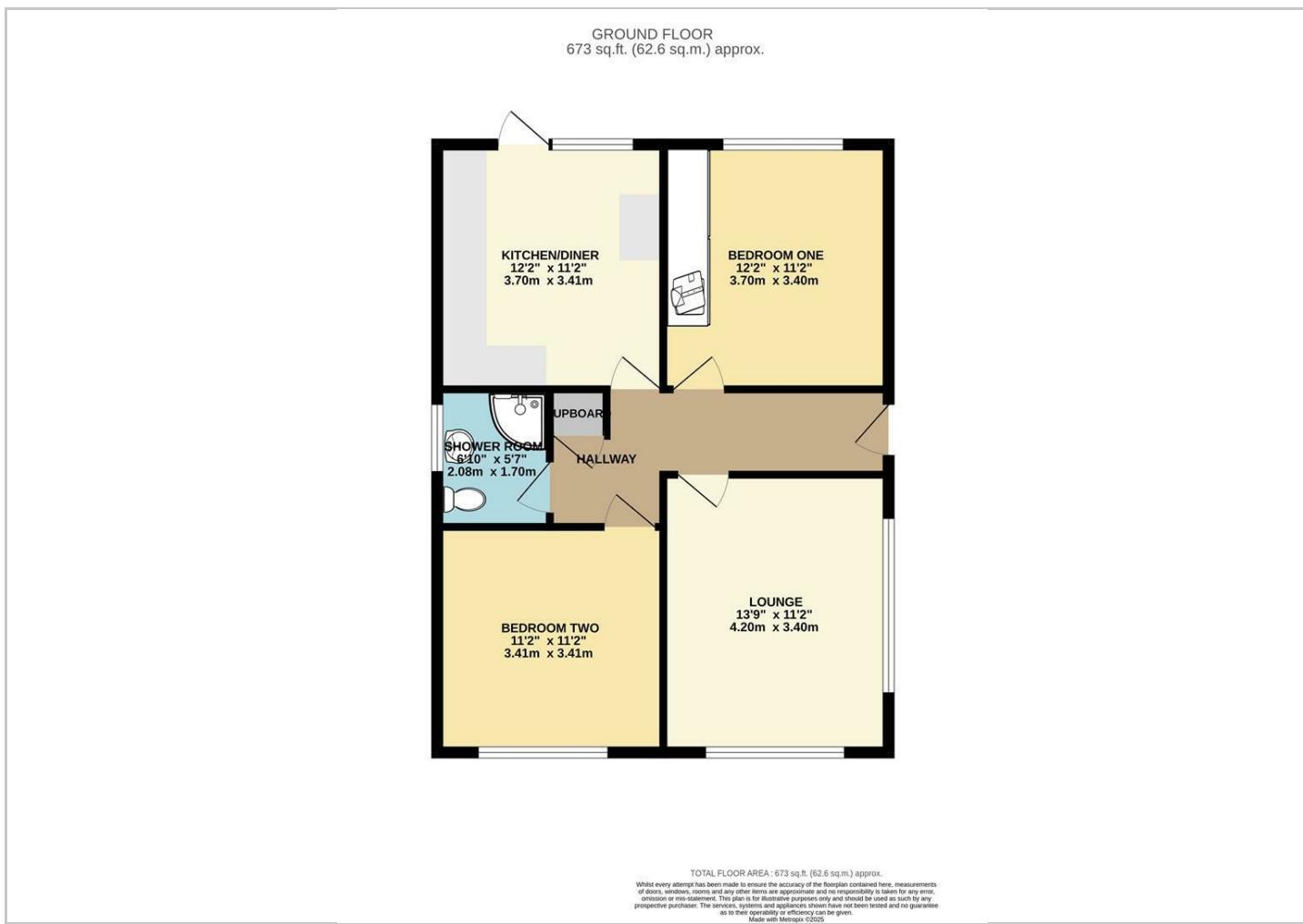
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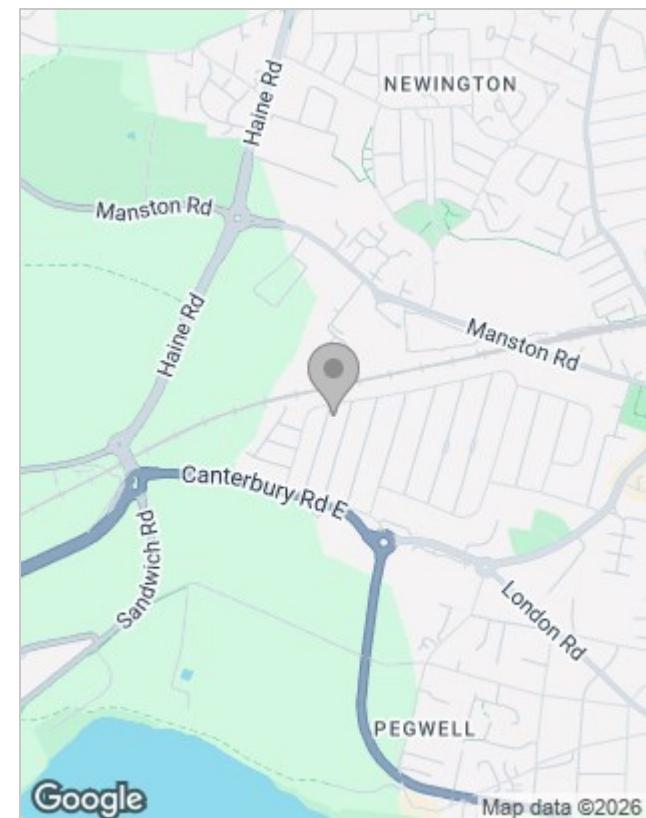
- TWO BEDROOMS
- DETACHED BUNGALOW
- OFF-STREET PARKING AND A GARAGE
- LOVELY GARDEN
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- CHOICE OF TRAIN STATIONS
- EASY ACCESS TO THE THANET WAY
- COUNCIL TAX BAND C



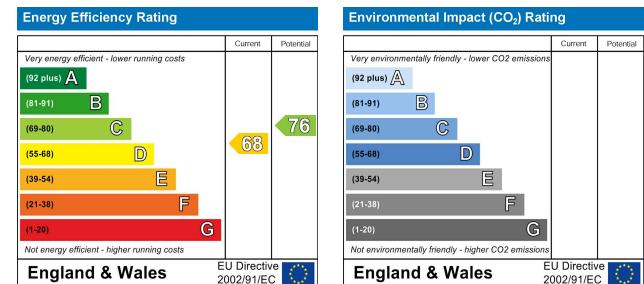
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.