



Jenkinson realestates

Southwood Road |  
Ramsgate  
Asking Price £325,000



# Freehold

Energy Performance Rating = C

Semi Detached Home

Arranged Over Three Floors

En Suite Shower Room

Off Street Parking For 2 Cars

Open Plan Living Space

Double Glazed Throughout

Exclusively via Jenkinson Estates comes this semi-detached home, one of a pair for sale and without any onward chain complications. Being sold as part of an investment portfolio they represent a great opportunity for someone to own a well-appointed home in a popular and convenient residential setting. Marketed for the first time since they were constructed and arranged over three floors. The ground floor consists of a bay fronted sitting room which is open plan to a modern and well-furnished kitchen. This is open to the glazed breakfast / dining area that opens and overlooks onto the courtyard rear gardens. A ground floor w.c completes this floor. The first floor offers two of the three bedrooms, one with En-suite and completed with a further shower room. The second floor offers another bedroom which overlooks the rooftops towards Grange Road beyond. The property is fully double glazed with sash upvc windows, the heating and hot water is provided via the combination gas boiler.

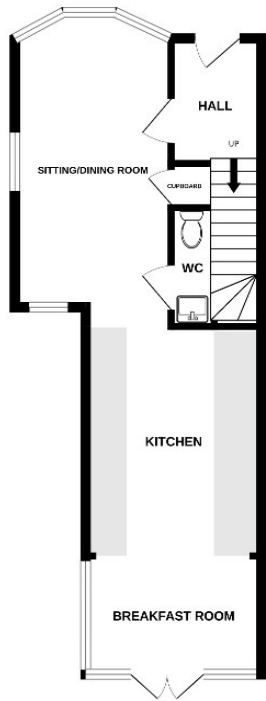




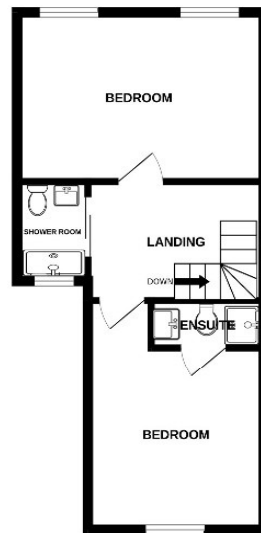




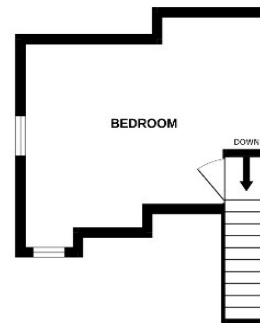
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



**Accommodation**

**Entrance Hall**

**Sitting Room**

17'1" x 8'7" (5.21m x 2.62m)

**Kitchen**

9'9" x 8'1" (2.97m x 2.46m)

**Breakfast / Dining Area**

8'7" x 6'2" (2.62m x 1.88m)

**First Floor Landing**

**Bedroom One**

12'5" x 11'7" (3.78m x 3.53m)

**En-Suite Shower**

**Bedroom Two**

11'5" x 8'1" (3.48m x 2.46m)

**Shower Room**

**Second Floor Landing**

**Bedroom Three**

14'6" x 12'5" (4.42m x 3.78m)

**Rear Courtyard Garden**

**Allocated Parking To Rear For 2 Cars**

