

## Effingham Street, Ramsgate, CT11 9AT

Offers Over £350,000

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Please quote for all enquiries reference RP1132

Effingham Street, Ramsgate – Guide Price £350,000-£400,000

Approx. 2,076 sq ft | 5 Bedrooms | Off-Street Parking | Annex | Chain-Free

## Key Features

- Please Quote reference RP1132
- Chain-free and ready for renovation
- Approx. 2,076 sq ft of internal space
- Five bedrooms over multiple levels
- Beautiful brick and flint walled garden
- Exceptional annex with vaulted ceilings (28'5" x 12'5")
- Off-street parking – rare for the location
- Walk to Ramsgate station (HS1 to London St Pancras in 1hr14)
- Close to excellent local schools and Waitrose
- Skip to the seafront and town centre



Total area: approx. 192.9 sq. metres (2076.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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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