



12 Princes Avenue  
Ramsgate, CT12 6DW

**Offers In The Region Of £270,000**



This beautifully presented two-bedroom semi-detached bungalow offers warmth, comfort, and easy single-level living throughout. From the moment you arrive, the home has a welcoming feel that is hard to ignore.

To the front of the property are two well-proportioned bedrooms - the main bedroom being a generous double with a peaceful and cosy atmosphere, while the second bedroom offers flexibility as either a comfortable guest room, home office, or hobby space.

The shower room is modern and practical, fitted with a walk-in shower, wash basin, W/C, and heated towel rail for that extra touch of comfort.

To the rear of the bungalow sits the heart of the home - a light and airy kitchen with plenty of storage and workspace, as well as room for dining and entertaining. Flowing through from here is the living room, where the beautiful wood floorboards add character and warmth to the space, creating a cosy yet stylish setting to relax in. Beyond this, the conservatory acts as a wonderful extension of the home, enjoying lovely views across the garden and providing the perfect spot to unwind all year round.

Outside, the property continues to impress with a beautifully matured rear garden. Mainly laid to lawn and framed by established shrubs, bushes, it offers a peaceful setting for summer evenings, gardening enthusiasts, or entertaining family and friends.

Further benefits include off-street parking, side access, and the ease of bungalow living, making this an ideal home for a wide range of buyers.

Princes Avenue enjoys a quiet residential position within easy reach of Ramsgate's local amenities. Shops, cafés, supermarkets, and transport links are all close by, while Ramsgate's stunning seafront and harbour are only a short drive away. Ramsgate railway station also provides high-speed service to London for those needing to commute.

Ready to view your new home? Call TMS today!





Porch

Hallway

Bedroom One

13'3" x 11'1" (4.05m x 3.40m)

Bedroom Two

9'10" x 8'10" (3.00m x 2.70m)

Bathroom

7'5" x 6'6" (2.27m x 2.00m)

Kitchen

13'0" x 9'10" (3.98m x 3.00m)

Living room

12'10" x 11'1" (3.93m x 3.40m)

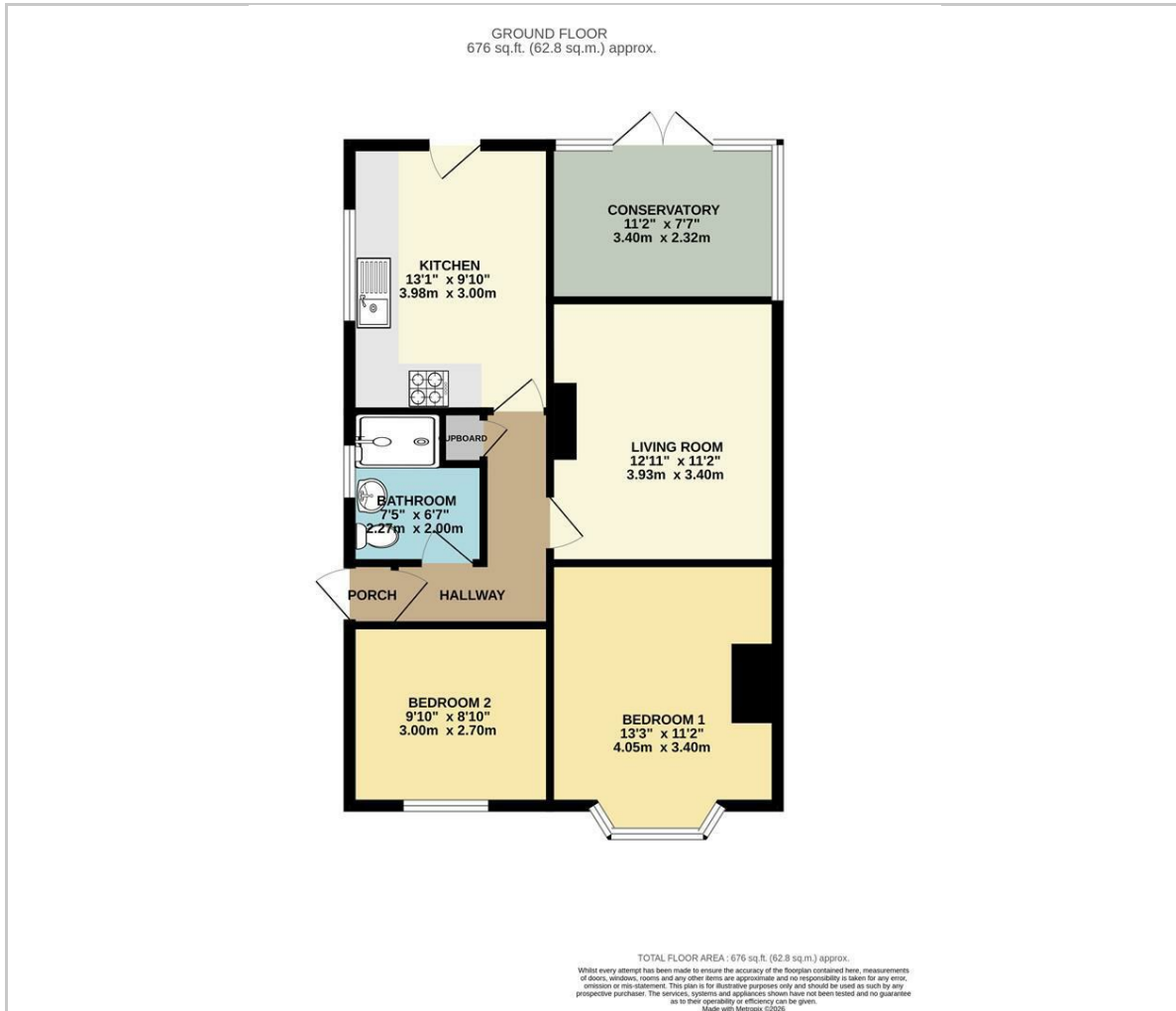
Conservatory

11'1" x 7'7" (3.40m x 2.32m)

#### 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



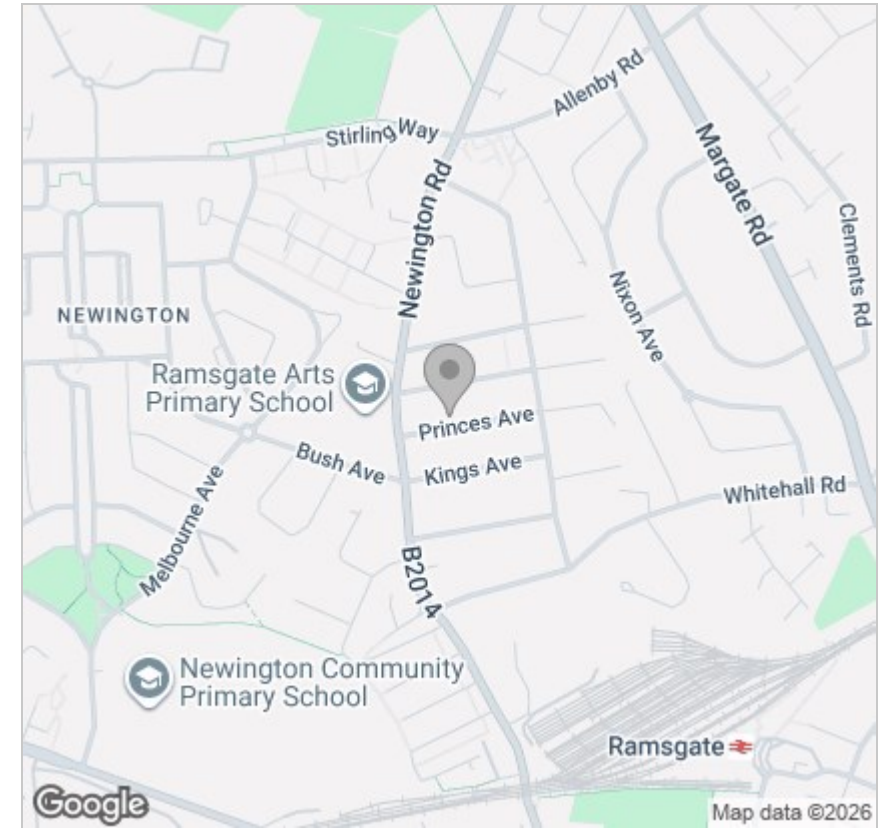
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

