

TMS

ESTATE AGENTS

Orchard Close

, Ramsgate, CT12 6QR

Offers In The Region Of £300,000

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TMS Estate Agents are delighted to present this beautifully presented two bedroom detached bungalow, tucked away within a quiet cul-de-sac location and offering a wonderful balance of comfort, convenience and easy living.

Ideally situated, the property is within easy reach of local supermarket shopping, bus routes and the ever-popular Westwood Cross Shopping Centre, making it perfectly placed for day-to-day convenience whilst still enjoying a peaceful residential setting of a now through close.

The bungalow immediately impresses with its attractive frontage, well-maintained exterior, private driveway and attached garage with an electric door, all combining to create excellent kerb appeal.

Stepping inside, you are welcomed by a bright and inviting entrance hallway which sets the tone for the rest of the home. The spacious lounge is both elegant and comfortable, centred around a beautiful bay window that fills the room with natural light and creates a warm, relaxing atmosphere.

There are two generously sized bedrooms, both benefitting from built-in wardrobes, alongside a beautifully presented fully tiled bathroom complete with a modern three-piece suite.

To the rear, the light and airy kitchen/diner provides an excellent social space and flows effortlessly into the conservatory, offering an additional space to look over the garden and enjoy the sunshine.

The rear garden has been thoughtfully arranged for low maintenance living, predominantly paved with a newly decked seating area ideal for enjoying the sunshine or entertaining guests. Carefully placed planting adds a touch of colour and charm, creating a peaceful outdoor space to enjoy throughout the seasons.

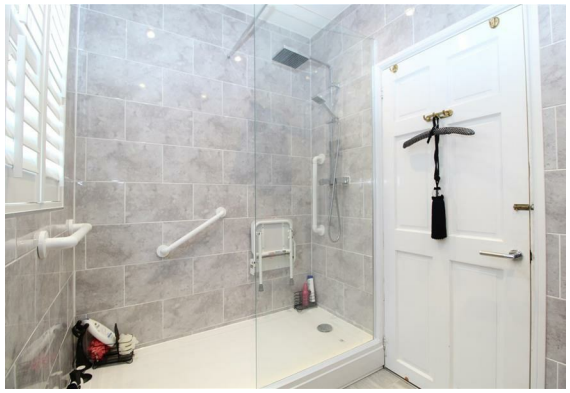
This is a home that has clearly been lovingly cared for and early viewing is strongly recommended to fully appreciate everything it has to offer.

Contact TMS Estate Agents today, Don't miss out!

























Entrance hall

Lounge
15'5" x 10'11" (4.71m x 3.35m)

Bathroom
7'10" x 5'3" (2.39m x 1.62m)

Main bedroom
11'11" x 9'9" (3.64m x 2.98m)

Bedroom Two
11'10" x 9'9" (3.61m x 2.98m)

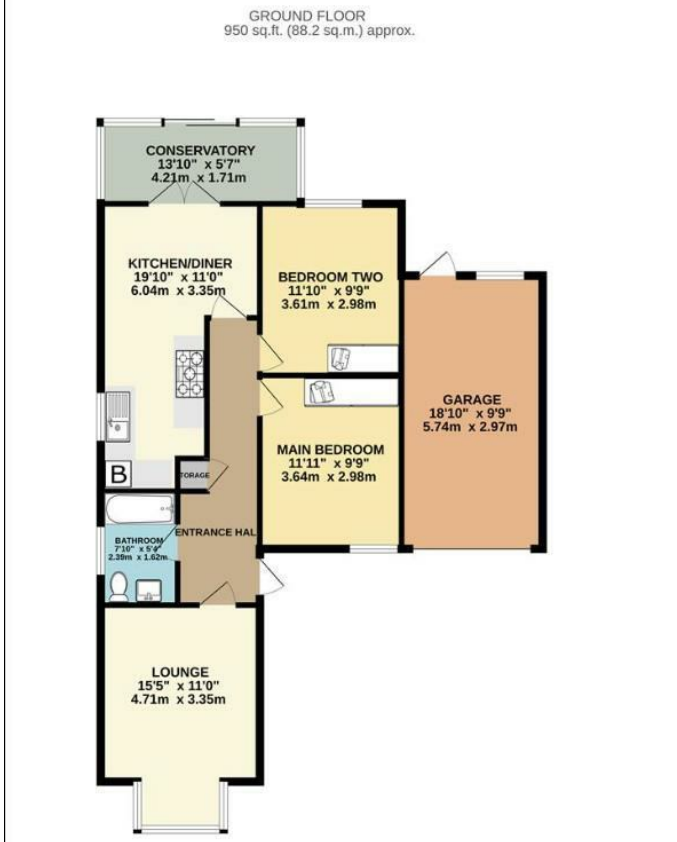
Kitchen/ Diner
19'9" x 10'11" (6.04m x 3.35m)

Conservatory
13'9" x 5'7" (4.21m x 1.71m)

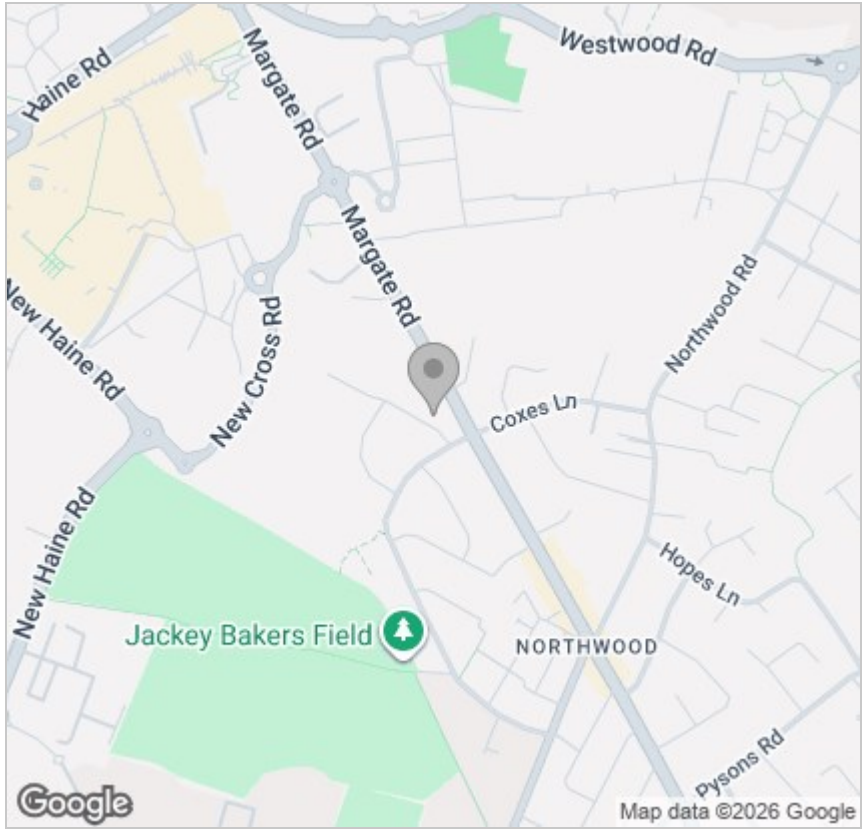
Garage
18'9" x 9'8" (5.74m x 2.97m)

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.

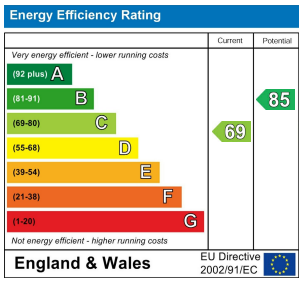
Floor Plan

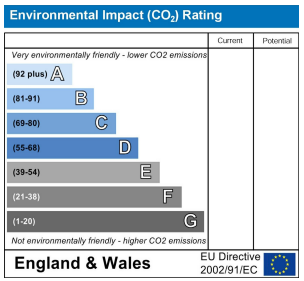


Area Map



Energy Efficiency 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.

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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