



**TMS**

ESTATE AGENTS



12 Kentmere Avenue  
, Ramsgate, CT11 0QF

Offers In The Region Of £360,000



## 12 Kentmere Avenue

, Ramsgate, CT11 0QF

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented four bedroom family home found within the sought after Nethercourt development. Kentmere Avenue is ideally located to offer quick access to the A299 enabling commuting to London, Ashford or Canterbury easy, alternatively Ramsgate Mainline Station offers great services directly into London St Pancras via the high speed rail line. Situated just under a mile away 'as the crow flies' are the sandy beaches of Pegwell Bay with an eclectic mix of bars and restaurants.

The ground floor enjoys a spacious and light entrance hall, lounge overlooking the front garden, fourth bedroom currently used as an office which overlooks the rear garden. Also benefiting from a cloakroom and completing the ground floor is the luxury Wren Milano true handle less kitchen suite including integrated appliances and dining area. There are pop up sockets in the island and bi folding doors overlooking the low maintenance rear garden. The First floor comprises of three bedrooms with the second bedroom including starlight night sky lighting system and there is also a family sized four piece bathroom.

Externally there is off street parking for approximately two cars and to the rear of the property the low maintenance garden enjoys artificial grass and patio area, perfect alfresco dining. This property also benefits from solar panels which are currently owned.

This truly is a great family home and we expect a great deal of interest. Call TMS today to book an accompanied viewing on 01843 866055. AVAILABLE 7 DAYS A WEEK.





Porch  
6'11" x 5'5" (2.12 x 1.66)  
Entrance Hall  
6'11" x 13'10" (2.12 x 4.24 )  
Lounge  
16'7" x 17'9" (5.08 x 5.42)



Kitchen/Diner  
21'0" x 16'7" (6.41 x 5.08)  
Bedroom Four  
6'11" x 21'0" (2.13 x 6.41)  
Cloakroom  
3'6" x 6'0" (1.09 x 1.83)  
Storage  
6'11" x 6'3" (2.13 x 1.92)

## FIRST FLOOR

Main Bedroom  
9'1" x 13'8" (2.77 x 4.18)



Bedroom Two  
9'1" x 12'2" (2.77 x 3.71)

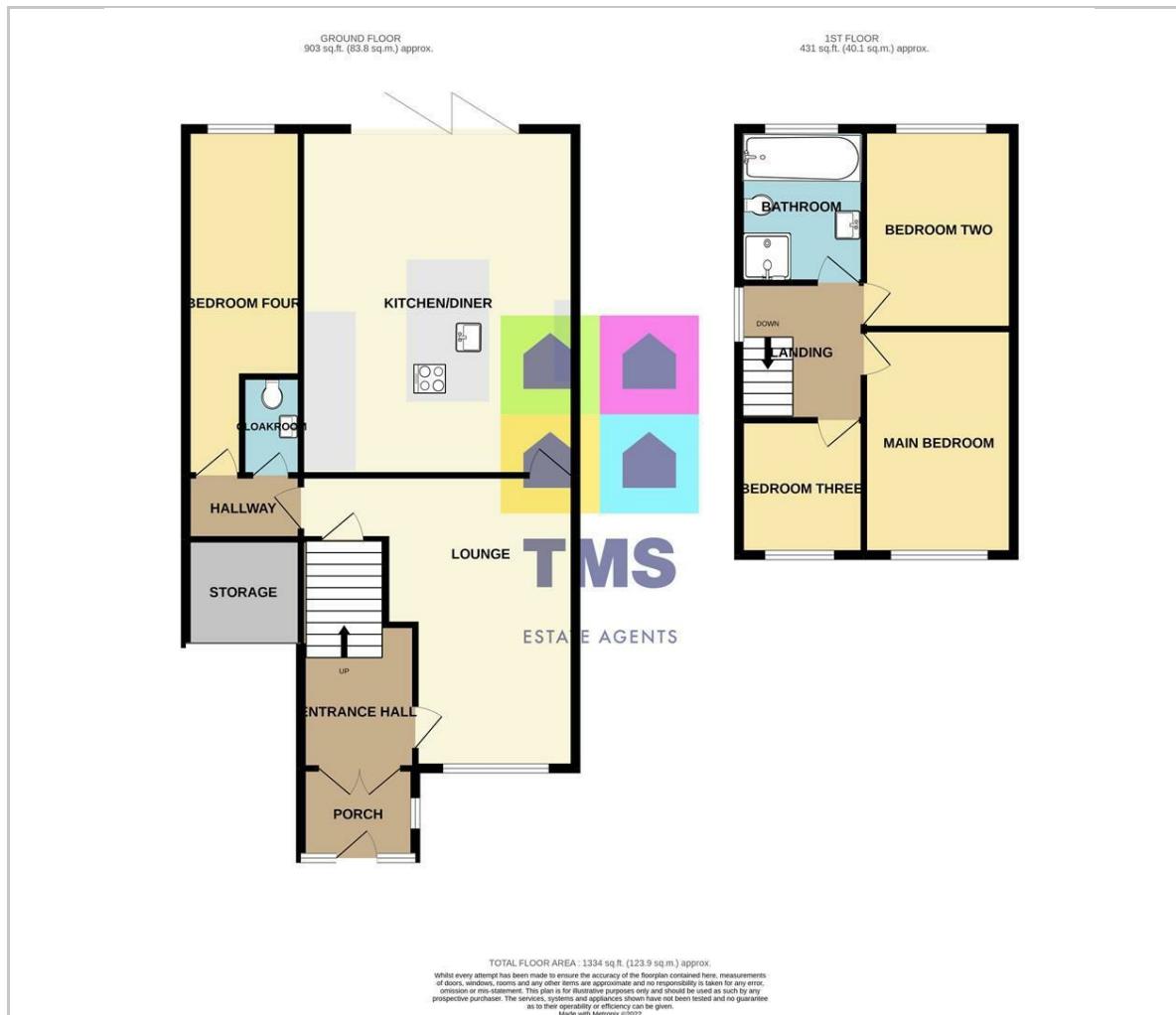
Bedroom Three  
7'6" x 8'2" (2.31 x 2.50)

Bathroom  
7'6" x 9'4" (2.31 x 2.85)

Identification checks



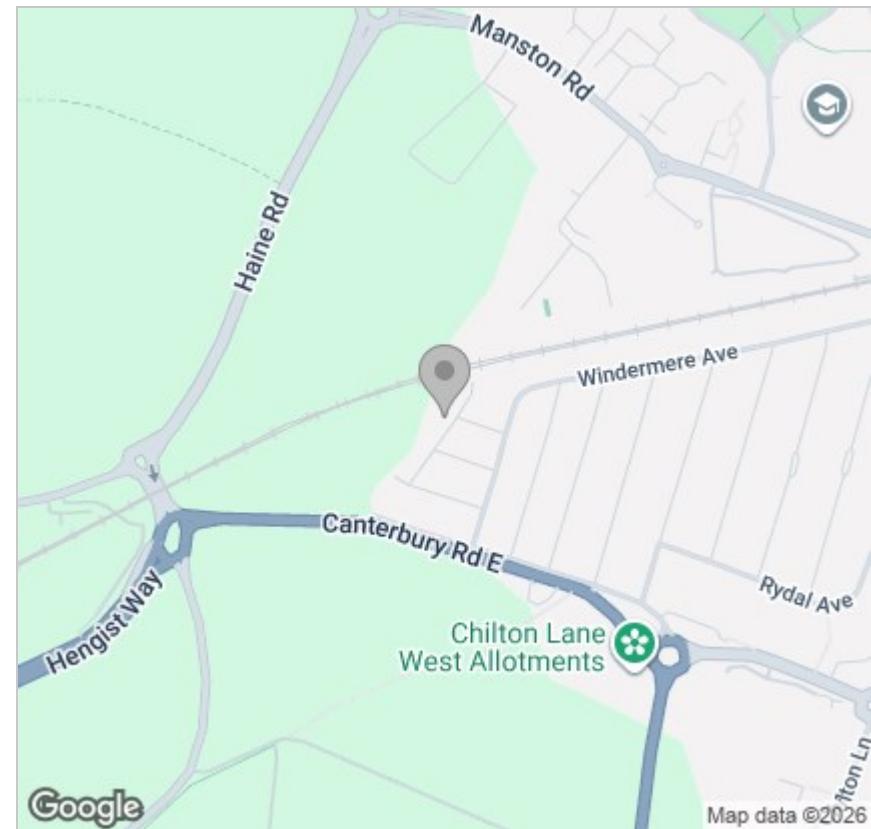
## Floor Plan



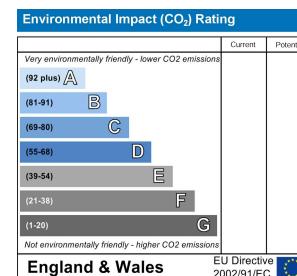
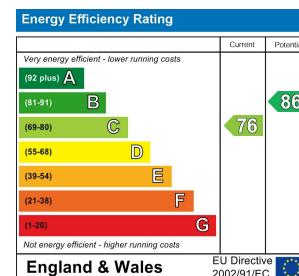
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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.