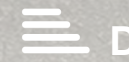




Nixon Avenue  
, Ramsgate, CT12 6BQ

**Offers In The Region Of £230,000**



From the front, you've got off-street parking something that makes day-to-day life easier straight away. Step inside and the layout makes sense immediately. Rooms are properly sized, well connected, and feel like they've been used in the way they were intended.

The lounge is a real highlight. It's a good, usable space that doesn't feel boxed in, and the double doors opening onto the raised deck completely change how the room lives. In warmer months it pulls the garden right into the house; in winter it still gives you light, outlook and a sense of openness. The deck then steps down to a path that leads to a lawned garden that's simple, spacious and easy - somewhere you'll actually spend time rather than something you feel obliged to "maintain".

The kitchen and dining areas are generous, practical and clearly cared for. This is a home where things have been looked after rather than endlessly reworked, and that shows in the condition throughout.

Upstairs, there's proper balance: three bedrooms that don't rely on creative measuring, and a layout that supports family life, guests or working from home without compromise.

What you really notice, though, is the absence of problems. Nothing feels awkward, unfinished or overly styled. It's been loved, yes - but more importantly, it's been respected.

Nixon Avenue is a residential part of Ramsgate made up largely of terraced housing. It's a practical location with local shops, bus routes and schools close by, while Ramsgate town centre and train station are easily accessible. Westwood Cross is a short drive away for larger supermarkets and retail. It's a well-connected area that suits day-to-day living.

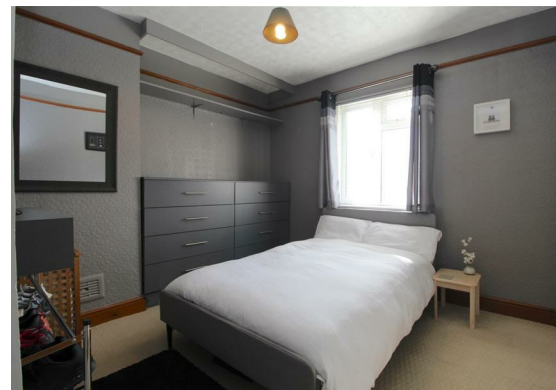
This is a well-looked-after home, and it shows when you walk through it. A viewing comes highly recommended. Call TMS Estate Agents today!

### Hallway

Lounge  
16'6" x 9'9" (5.05m x 2.99m)

Dining room  
10'6" x 9'11" (3.21m x 3.04m)





**Kitchen**  
15'5" x 9'0" (4.70m x 2.75m)

**Landing**

**Bedroom One**  
11'10" x 11'9" (3.62m x 3.60m)

**Bedroom Two**  
11'4" x 8'6" (3.46m x 2.61m)

**Bedroom Three**  
10'5" x 9'8" (3.19m x 2.95m)

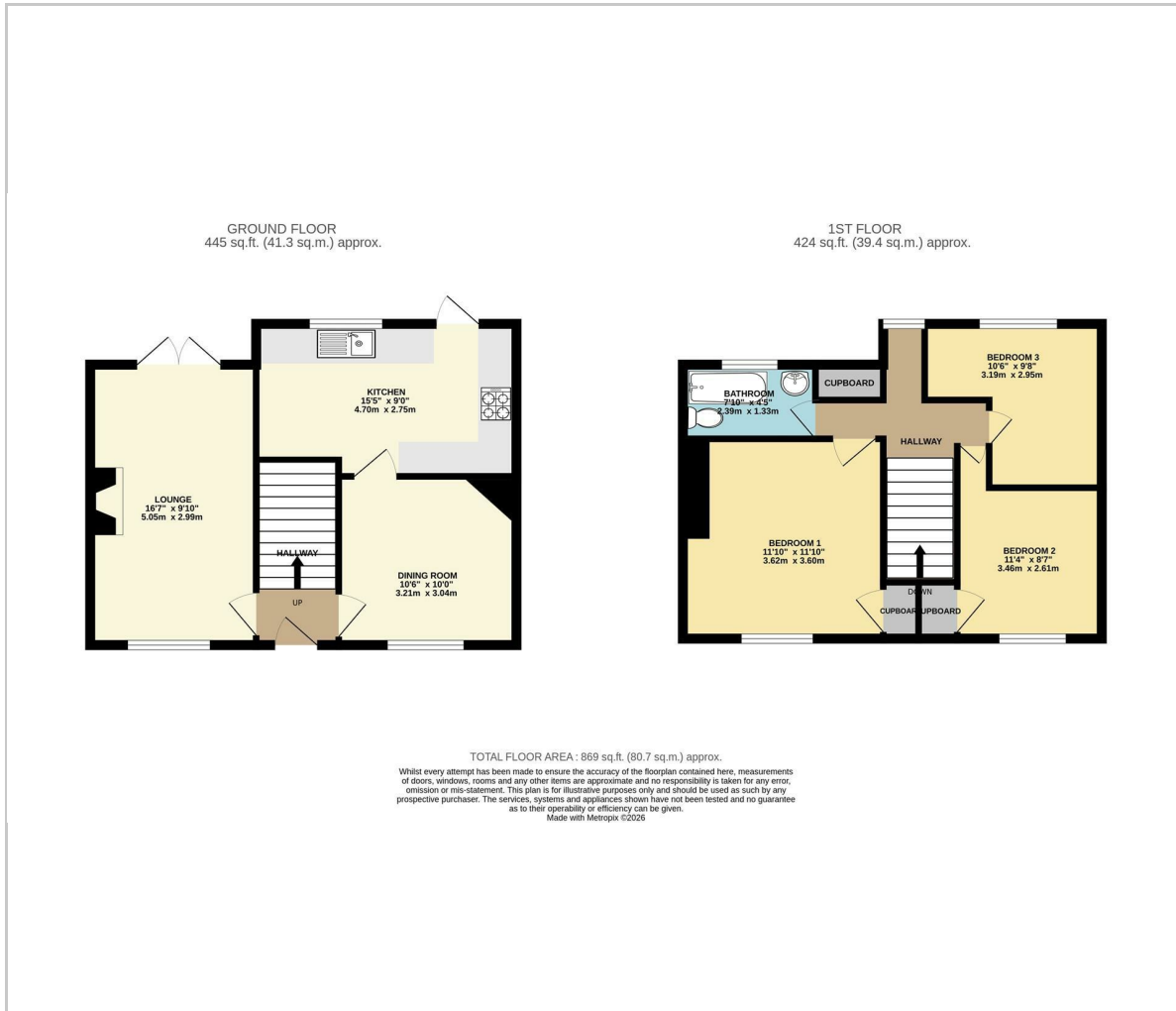
**Bathroom**  
7'10" x 4'4" (2.39m x 1.33m)

#### 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



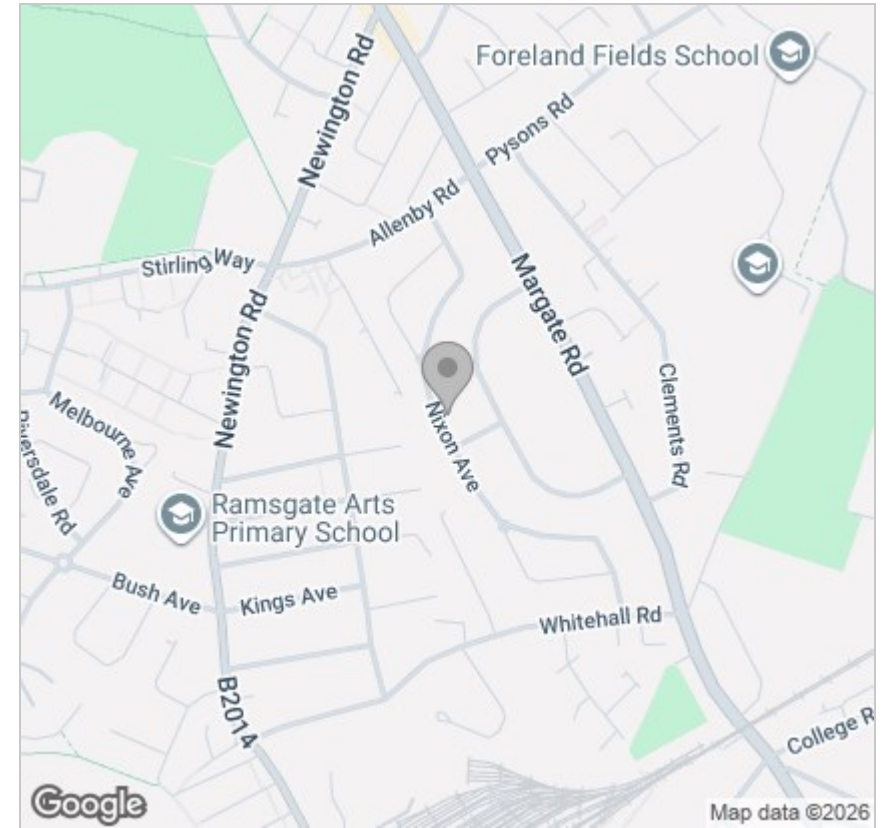
## Viewing

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.

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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## Area Map



## Energy Efficiency Graph

