



## 70 West Dumpton Lane, Ramsgate, CT11 7BZ

£265,000

Situated in West Dumpton Lane in the charming town of Ramsgate, this beautifully refurbished semi-detached house offers a perfect blend of modern living and outdoor space. With two well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, providing an inviting space for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which boasts fitted appliances and a stylish design, making it a joy for any home cook. The contemporary bathroom features a convenient shower, ensuring both functionality and style.

One of the standout features of this property is the large front and rear gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The rear garden also includes a bar area, ideal for hosting summer gatherings with friends and family. Additionally, the side access allows for easy storage of motorbikes or bicycles, catering to those with an active lifestyle.

This property is not just a house; it is a home that has been thoughtfully designed to meet the needs of modern living while providing ample space for leisure and enjoyment. With its prime location in Ramsgate, you will find yourself close to local amenities, schools, and the stunning coastline. This is a wonderful opportunity to acquire a delightful home in a sought-after area.

EPC ORDERED





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (91-100) <b>A</b>                           |  |                         |           |
| (81-90) <b>B</b>                            |  |                         |           |
| (71-80) <b>C</b>                            |  |                         |           |
| (61-70) <b>D</b>                            |  |                         |           |
| (51-60) <b>E</b>                            |  |                         |           |
| (41-50) <b>F</b>                            |  |                         |           |
| (31-40) <b>G</b>                            |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (91-100) <b>A</b>                                               |  |                         |           |
| (81-90) <b>B</b>                                                |  |                         |           |
| (71-80) <b>C</b>                                                |  |                         |           |
| (61-70) <b>D</b>                                                |  |                         |           |
| (51-60) <b>E</b>                                                |  |                         |           |
| (41-50) <b>F</b>                                                |  |                         |           |
| (31-40) <b>G</b>                                                |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |