GUILDCREST ESTATES



# 34 Warten Road

## , Ramsgate, CT11 8BJ

## £320,000

Delighted to bring to the market this 3 bedroom terraced property on the border between Ramsgate and Broadstairs. This property has been generously extended to add a beautiful large open plan kitchen diner at the rear of the property, which offers flexible living for all. The accommodation is arranged over two floors and comprises of entrance porch, entrance hallway, living room at the front of the property with a large open plan kitchen/dining room at the rear of the property with access to the garden. To the first floor are 3 generous bedrooms with a bathroom with parking at the front of the property for multiple cars. The property would also lend its self to a loft conversion with a dormer similar to what the neighbouring properties have done, subject to any planning permission
Warten Road is situated on the Ramsgate/Broadstairs border and is ideally located for access to Dumpton park train station and minutes from the beach.

Council Tax Band B
Freehold
Mains water, sewer, electricity, gas with gas central heating
Fixed wireless broadband

- Extended family home
- 3 bedrooms
- 2 reception rooms
- Large open plan kitchen/lounge/dining area
- Driveway to the front with parking
- Ideally located to train station and beach
- Popular location

### Viewing

Please contact our Manston Office on 01843 272 200
if you wish to arrange a viewing appointment for this property or require further information.

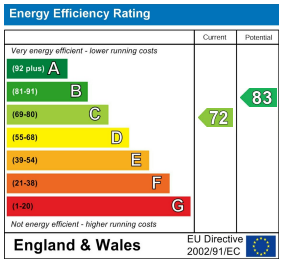
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## Floor Plan

## 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.

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