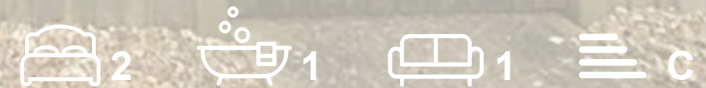




**Clements Road, Ramsgate, CT12 6UG**

**Offers In The Region Of £230,000**



A home lovingly restored to its best self.

This two-bedroom terraced house has quietly had the hard work done. There's a new kitchen, new boiler, new flooring and new double glazing throughout, which means the next owner gets to skip the disruption and move straight to the enjoyable part - making the place their own.

The property is set back behind a good-sized front garden and enclosed by a fence. Step through the front door and you arrive in a bright hallway that immediately welcomes you in.

The lounge and dining room stretch the full length of the house. It's a room that naturally divides into two comfortable areas without feeling forced - somewhere to settle in at the front and a dining space at the back where double doors open onto the garden.

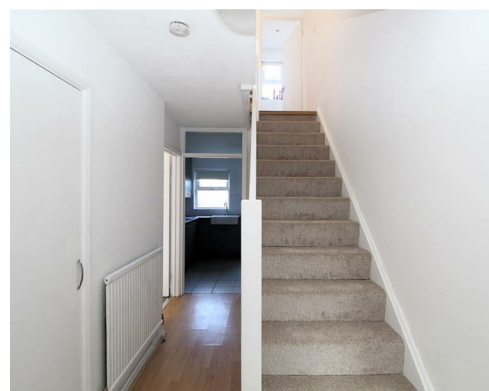
The kitchen is newly installed and refreshingly practical. Integrated oven and microwave, electric hob, generous storage and plenty of work surface mean it's ready for daily life rather than just looking good in photographs.

Upstairs are two bedrooms, both comfortable in size, with bedroom two enjoying the bonus of its own walk-in wardrobe space - something that once you've had, you wonder how you could ever be without! The bathroom includes a bath with overhead shower and basin, while the toilet is positioned separately next door.

It's a house that feels ready - solid improvements already in place, but still with room for the next owner to shape it into something that reflects them.

Clements Road is tucked away in a quiet residential corner of Ramsgate, Kent, yet remains well connected. Local bus routes run nearby, and Ramsgate railway station is just a short walk away, making trips to Canterbury, Ashford, or even London straightforward. Everyday essentials are within easy reach too - shops, cafés, GP surgeries, and schools are all close by, while larger amenities like Westwood Cross shopping centre are just a short drive away.

Ready to view? Call TMS today and book in with a member of our award-winning team!





Lounge/Diner  
23'7" x 10'11" (7.20 x 3.33)

Kitchen  
8'9" x 8'7" (2.69 x 2.64)

Bedroom One  
13'8" x 11'5" (4.18 x 3.49)

Bedroom Two  
9'10" x 9'6" (3.02 x 2.91)

Walk-in Wardrobe  
9'10" x 7'8" (3.02 x 2.34)

Bathroom  
5'6" x 4'11" (1.69 x 1.50)

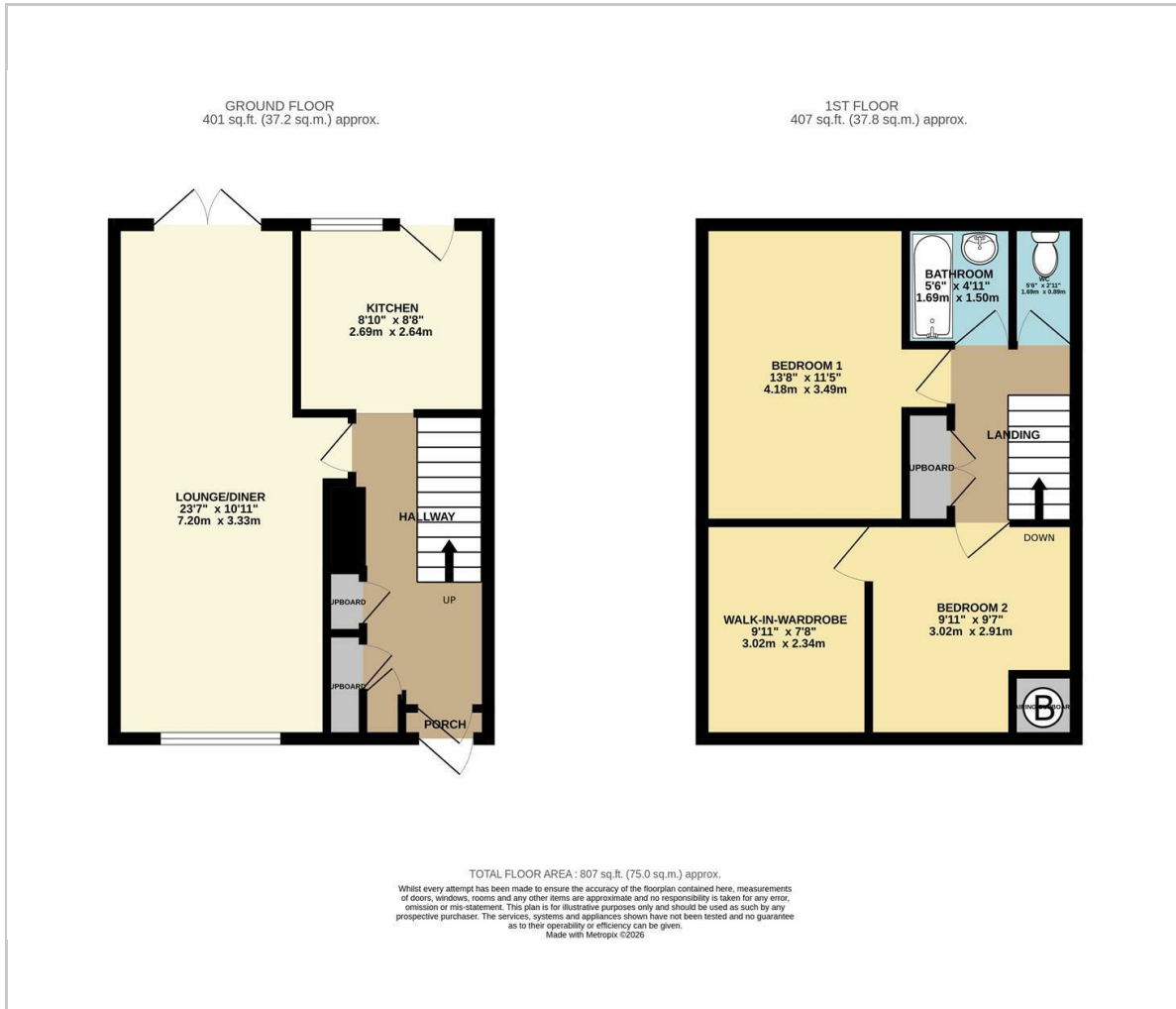
W/C  
5'6" x 2'11" (1.69 x 0.89)



**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



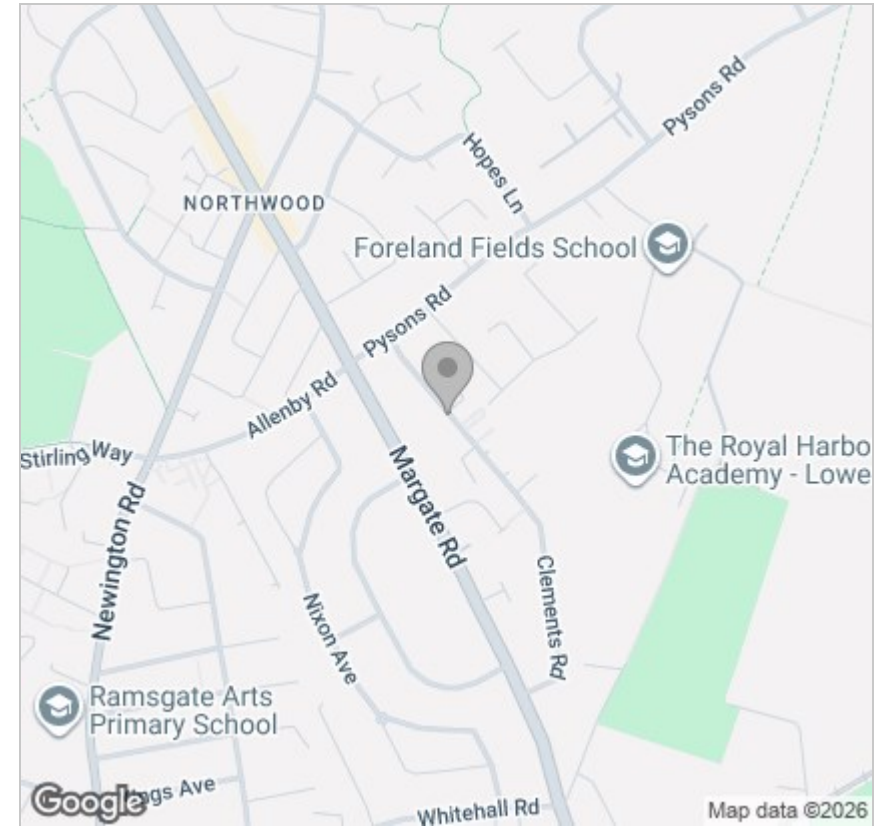
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

