



## 26 Grummock Avenue, Ramsgate, CT11 0RP

**£2,000 Per calendar month**

We have the best property set in the charming area of Grummock Avenue, Ramsgate, this delightful dormer bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With four well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The bungalow features a welcoming reception room, ideal for relaxation or entertaining guests.

One of the standout features of this property is its generous south-facing garden, measuring an impressive 1000 square feet. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. Additionally, the property boasts a garage and secure off-street parking, providing convenience and peace of mind for residents with vehicles.

The location on Grummock Avenue offers a pleasant residential atmosphere, making it an ideal choice for long-term rental. With easy access to local amenities and the beautiful coastal attractions of Ramsgate, this bungalow is not only a comfortable home but also a gateway to the vibrant lifestyle that the area has to offer.

In summary, this four-bedroom dormer bungalow on Grummock Avenue is a rare find, combining spacious living with a lovely garden and ample parking. It is a perfect choice for those looking to settle in a welcoming community while enjoying the benefits of a well-appointed home.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
100-109 <b>A</b>			100-109 <b>A</b>		
81-100 <b>B</b>			81-100 <b>B</b>		
62-80 <b>C</b>			62-80 <b>C</b>		
43-61 <b>D</b>			43-61 <b>D</b>		
25-42 <b>E</b>			25-42 <b>E</b>		
9-24 <b>F</b>			9-24 <b>F</b>		
1-8 <b>G</b>			1-8 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC