Lot 77 44 Percy Road, Ramsgate, Kent, CT11 7JD



All enquiries Ref: James Paterson



- **Freehold two floor mid terrace house requiring modernisation**
- **Full vacant possession**



Location:
The property is situated on Percy Road between its junctions with Margate Road and St Lukes Avenue. Public transport links include Dumpton Park and Ramsgate mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A255 and A299. An extensive range of shopping amenities, cafes, bars and restaurants can be found locally within Ramsgate Town Centre and Broadstairs and Ramsgate Harbour. Recreational pursuits can be found locally at the open spaces of Ellington Park, King George VI Memorial Park and Ramsgate's seafront and beaches.

Description:
Freehold bay fronted mid terrace house arranged over ground and first floors requiring modernisation.

Accommodation:
First floor: Two bedrooms, bathroom/WC
Ground floor: Two reception rooms, kitchen, WC
Outside: Rear garden

Gross Internal Area GIA (Source: EPC)
Approximately 84 sq m (904 sq ft)

EPC rating: D

Council Tax Band: B

To view:
Strictly by arrangement with the Joint Auctioneer. Graham Kinnear Property Consultant Tel: 01843 583 000 - Please see important advice for viewers on page 19 of this catalogue..





