

**TMS**

ESTATE AGENTS



Nethercourt Gardens  
, Ramsgate, CT11 0RY

Offers In The Region Of £325,000



This three-bedroom detached bungalow is quietly welcoming. Solid and straightforward, it offers space, light, and the kind of potential that invites you to make it your own.

Set back from the road behind a low brick wall, the property has off-street parking for one car, with scope to extend if needed, and a garage with an up-and-over door.

Step inside and the hallway leads to the bedrooms at the front of the house. The main bedroom is a generous double, filled with sunlight from a bay window. Bedroom two is another comfortable double, while the third bedroom is a single - ideal as a home office, studio, or reading nook.

The bathroom sits opposite bedroom two and is very much of its era, with timber tongue-and-groove panelling, a corner bath, a pedestal basin with a scalloped edge, and a toilet. There's also a separate WC next door for added convenience.

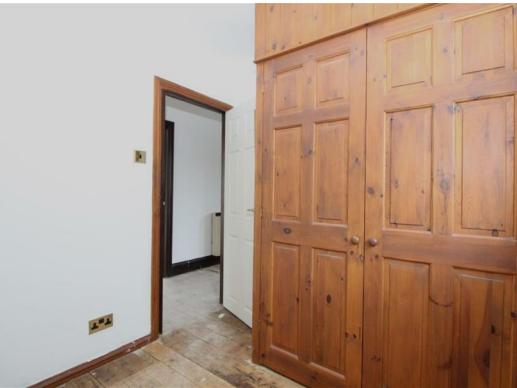
At the rear of the bungalow, the kitchen is fully functional, with maroon doors, contrasting beech-effect trim, and small ceramic wall tiles. It works as it is, while offering clear scope to modernise or personalise.

Next to the kitchen, the lounge opens through sliding doors into the conservatory. Anchored by a feature fireplace, the lounge is a calm, light-filled space, and the conservatory spans the full width of the bungalow, providing uninterrupted views of the garden. Beneath it is a large storage area, perfect for garden furniture or tools.

The garden stretches to approximately 95ft, mostly laid to lawn with mature shrubs and plants along the borders. It feels private, calm, and generous - a space with room to relax, play, or create something special.

Nethercourt is a peaceful, well-connected estate in Ramsgate known for its friendly, community feel and proximity to the beach and local parks. It's a quiet, walkable area with amenities and good links to the coast and wider Thanet towns.

The bungalow that could be yours - step inside with TMS Estate Agents!





- THREE BEDROOM DETACHED BUNGALOW
- SUBSTANTIAL PLOT
- OFF STREET PARKING AND GARAGE
- EASY ACCESS TO A299
- QUIET NO THROUGH ROAD
- COUNCIL TAX BAND C
- HALLWAY**

**BEDROOM ONE**  
16'8" x 13'5" (5.10m x 4.11m)

**BEDROOM TWO**  
11'0" x 9'9" (3.36m x 2.98m)

**BATHROOM**  
6'11" x 5'4" (2.12m x 1.63m)

**TOILET**  
8'7" x 2'9" (2.63m x 0.86m)

**BEDROOM THREE**  
7'8" x 7'5" (2.34m x 2.27)

**LOUNGE**  
13'5" x 11'11" (4.10m x 3.65m)

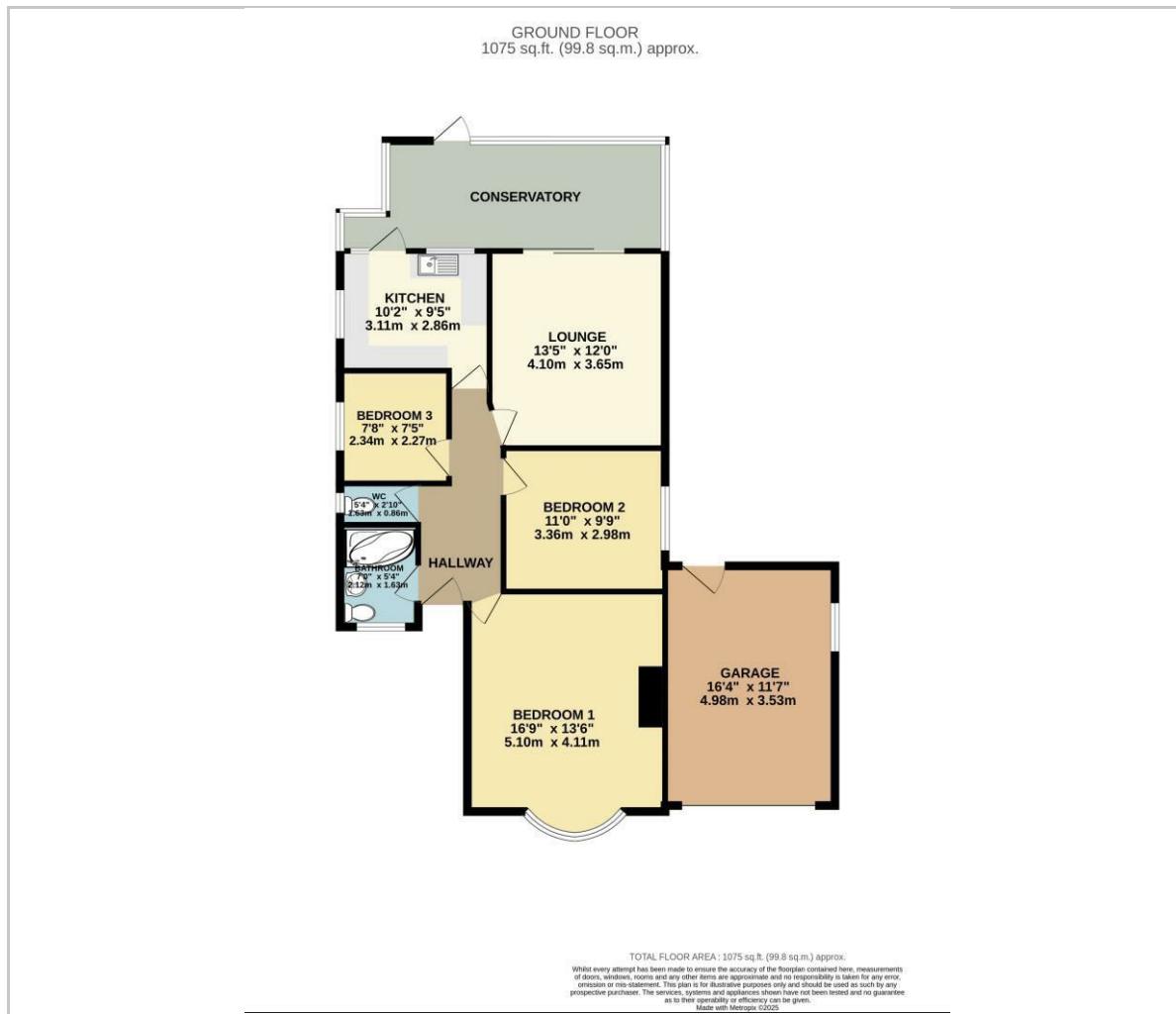
**KITCHEN**  
10'2" x 9'4" (3.11m x 2.86m)

**CONSERVATORY**

**GARAGE**



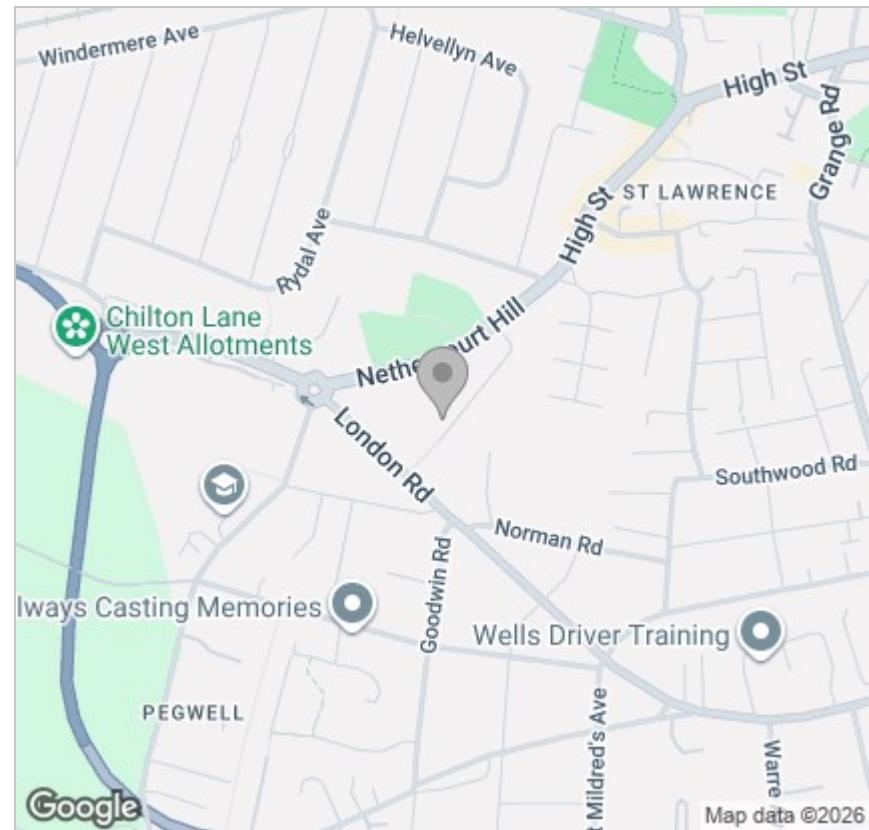
## Floor Plan



## 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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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 (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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