TMS
ESTATE AGENTS

Tavistock Road

, Ramsgate, CT11 7AX

Offers In The Region Of £280,000

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Situated on a generous corner plot in Ramsgate, this attractive three-double-bedroom end-of-terrace home offers spacious and flexible accommodation, ideal for family living.

The ground floor features a kitchen to the front, while to the rear is a bright open-plan sitting and dining room. This sociable space leads directly into a conservatory, creating an excellent connection with the garden and providing a lovely outlook throughout the year.

A former garage has been converted by the current owners, allowing for a useful additional ground-floor versatile room with a with shower, WC and basin. Please note that no building-regulation approval or certification is available for this conversion, as the former garage door has not been blocked up and no window has been installed. Purchasers should make their own enquiries regarding this.

Upstairs, all three bedrooms are comfortable doubles. The family bathroom is fitted with a bath and shower over, complemented by a separate WC—an especially practical arrangement for busy family households.

One of the property's standout features is its substantial wraparound garden. The corner-plot position provides an unusually generous outdoor space, with different areas to enjoy the sun at various points throughout the day. Whether entertaining, relaxing or providing room for children to play, it offers excellent potential.

An appealing home with adaptable accommodation, a large garden and a convenient Ramsgate location, early viewing is recommended.

Hallway

Kitchen
10'7" x 8'2" (3.23m x 2.49m)

Sitting/ Dining room
20'1" x 11'7" (6.13m x 3.54m)

Conservatory
11'1" x 9'8" (3.40m x 2.95m)

Family room/ Potential Bedroom 4
15'1" x 8'2" (4.62m x 2.50m)

Landing

Bathroom
7'6" x 5'2" (2.31m x 1.58m)

WC
4'9" x 2'7" (1.45m x 0.8m)

Bedroom 1
11'10" x 10'7" (3.63m x 3.23m)

Bedroom 2
11'7" x 8'11" (3.54m x 2.73m)

Bedroom 3
10'9" x 8'10" (3.28m x 2.70m)

Agent Note

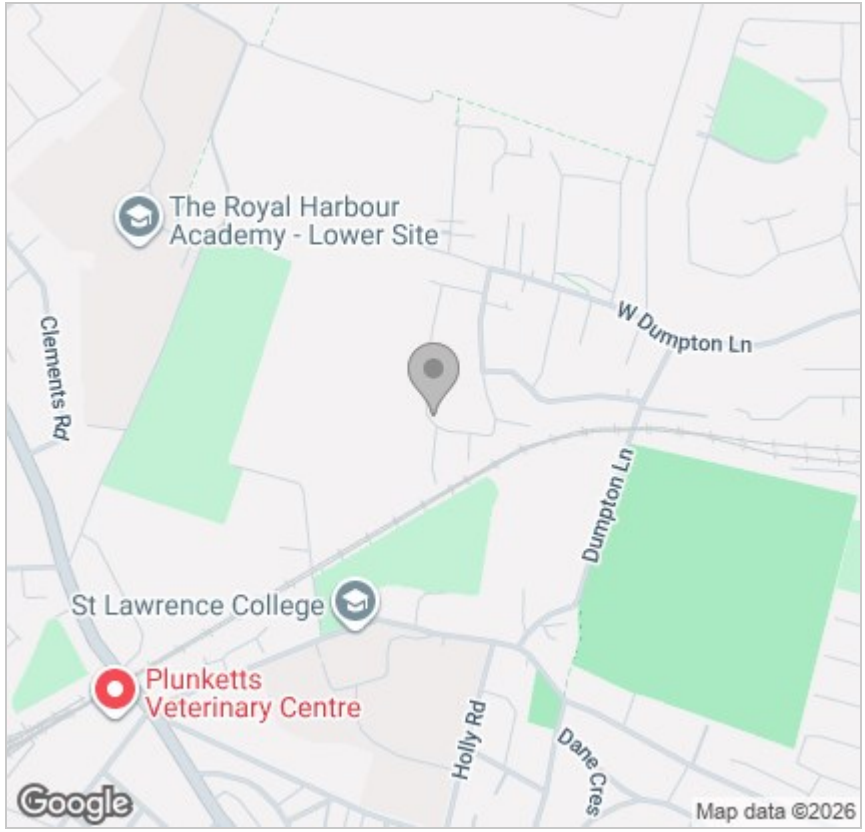
The former garage has been converted to provide a versatile additional ground-floor room with shower, WC and basin. The sellers have confirmed that building-regulation approval and certification are not available for this conversion. Prospective purchasers should make their own enquiries and satisfy themselves as to the suitability and compliance of the works.

Identification checks

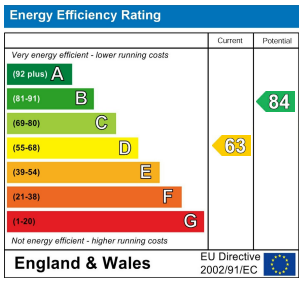
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

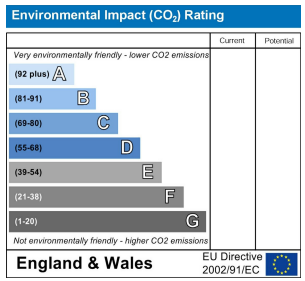
Floor Plan

Area Map



Energy Efficiency Graph





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.

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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