



Station Approach Road, Ramsgate, CT11 7RJ

£325,000

4 1 2

CHAIN FREE ~ EXTENDED 4 BEDROOM SEMI DETACHED HOUSE ~ CLOSE TO RAMSGATE STATION

TMS ESTATE AGENTS are delighted to offer to the market this spacious and versatile 4 / 5 bedroom house on Station Approach Road in Ramsgate.

To the ground floor you will find a lounge with feature fireplace, dining room with feature fireplace and under stairs storage, kitchen, conservatory, bathroom with shower over the Jacuzzi bath and a study / 5th bedroom.

To the first floor are 4 generous sized bedrooms and landing with loft access.

Externally the property enjoys off street parking to the front and a sunny garden with large shed and side access to the rear.

Other benefits include double glazing and gas central heating.

Station Approach is perfectly situated in the heart of Ramsgate with the mainline station offering high speed links direct to London, benefitting anyone who needs to commute but who also wants to enjoy the relaxed lifestyle by the sea. There are a selection of primary and secondary schools close by and Ramsgate's Royal Harbour is just over a kilometre away, its cosmopolitan feel is evident with alfresco dining along the harbour where you can enjoy independent restaurants, cafes & bistros. The main High Street offers everything you could possibly want with chain stores and local amenities.

Station Approach Road is a perfect investment if you are looking to increase your portfolio and has been successfully LET for a number of years ( see Agents Note ) the current tenants would be happy to remain in situ.

Call TMS Estate Agents today to arrange your accompanied appointment, we are available 7 days a week.





- 4/5 BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING
- EPC - TBS / COUNCIL TAX - C
- WOOD FLOORS
- IDEAL RENTAL INVESTMENT
- CLOSE TO RAMSGATE MAINLINE STATION
- CHAIN FREE



GROUND FLOOR EXTERNAL  
ENTRANCE HALL FRONT GARDEN WITH OFF STREET PARKING  
LOUNGE REAR GARDEN  
16'7" x 12'6" (5.06 x 3.83)  
DINING ROOM AGENTS NOTE - RENTAL VALUE  
14'0" x 12'6" (4.28 x 3.82)  
In our opinion the rental market value is £1700pcm, this offers over a 5% yield.

KITCHEN AGENTS NOTE  
10'9" x 7'5" (3.28 x 2.27)  
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.

CONSERVATORY 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.

10'7" x 7'6" (3.23 x 2.30)

STUDY / BEDROOM 5  
12'5" into bay x 7'5" (3.80 into bay x 2.28)  
FIRST FLOOR  
LANDING

BEDROOM 1  
13'6" x 11'8" (4.12 x 3.58)

BEDROOM 2  
11'9" x 10'3" (3.60 x 3.13)

BEDROOM 3  
12'10" x 7'4" (3.93 x 2.25)

BEDROOM 4  
11'9" x 7'4" (3.60 x 2.26)

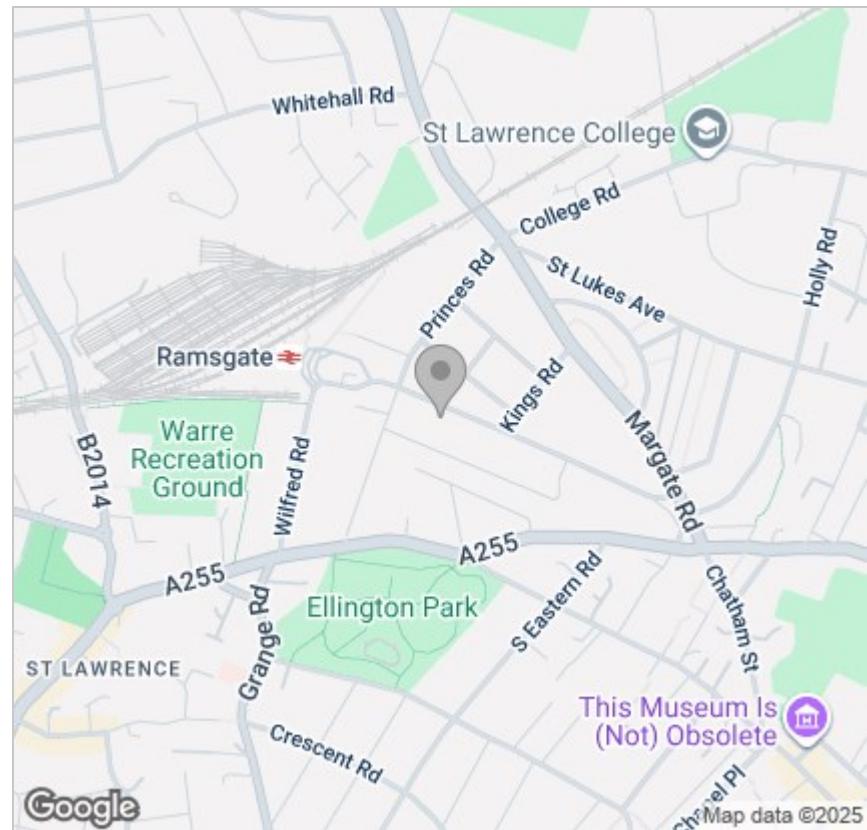
## Floor Plan



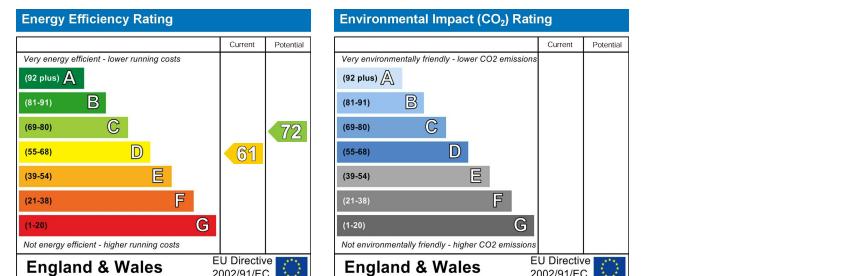
## Viewing

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



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.