



**TMS**

ESTATE AGENTS



38 Hawes Avenue  
, Ramsgate, CT11 0RN

Offers In The Region Of £315,000



# 38 Hawes Avenue

, Ramsgate, CT11 0RN

There's something quietly comforting about this semi-detached bungalow.

It's the kind of place where you can picture real life happening - keys dropped on the side, the kettle going on, the back door opening on a sunny afternoon. It doesn't shout for attention. It just feels right.

Set on one of Nethercourt's most settled, desirable roads, this two-bedroom bungalow sits back from the street with its own driveway and garage. From the outside, it feels solid and reassuring - the sort of home that has looked after people, and is ready to do so again.

Inside, the layout is simple, practical and surprisingly generous. The lounge leads naturally into the conservatory, where the light changes through the day and the garden becomes part of the room. It's easy to imagine slow mornings here, or evenings when you stay a little longer because it's peaceful.

The kitchen is a good size and full of potential. It isn't brand new, but it works, it's clean, and it's honest - the sort of space you can live with now and slowly make your own. The two bedrooms are calm, well-proportioned and quietly tucked away from the living areas, making them feel like proper retreats rather than spare rooms.

Then there's the garden - bigger than you expect, and full of possibility. It's private, open, and ready for whatever you want it to be: somewhere to grow things, somewhere to sit, somewhere to breathe.

Nethercourt is one of Ramsgate's most settled and well-regarded parts of town, known for its quiet roads, sense of space and easy access to everyday life. Local shops, cafés and takeaways are close by. Ramsgate and Thanet Parkway train stations are within easy reach, offering regular services across East Kent and towards London, making it practical as well as peaceful. With coastal walks, green spaces and a strong local feel, it's an area people move to - and tend to stay.

Book your viewing with TMS Estate Agents and see how it feels in person. We can't wait to show you around!

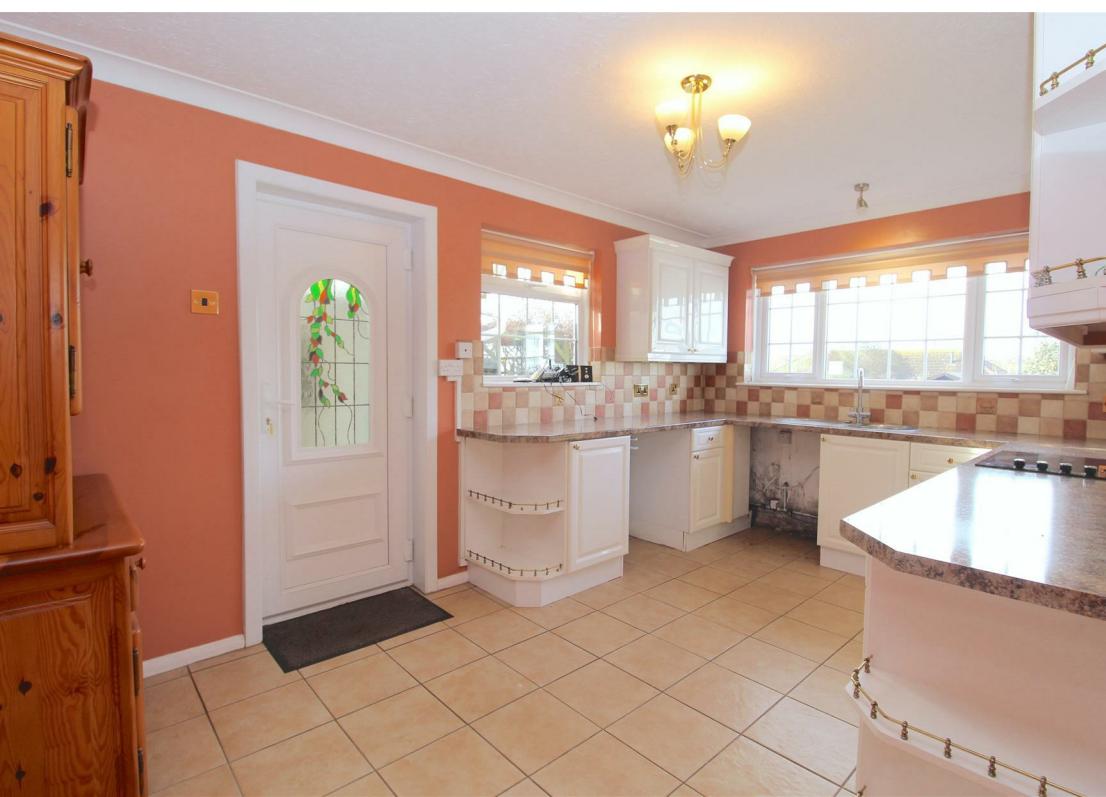
## Porch

## Hallway

**Bedroom One**  
14'6" x 11'2" (4.43m x 3.42m)

**Bedroom Two**  
12'4" x 10'9" (3.77m x 3.28m)

**Kitchen**  
14'7" x 11'2" (4.46m x 3.42m)





**Bathroom**  
6'3" x 5'10" (1.93m x 1.80m)

**Lounge**  
10'11" x 10'9" (3.35m x 3.28m)

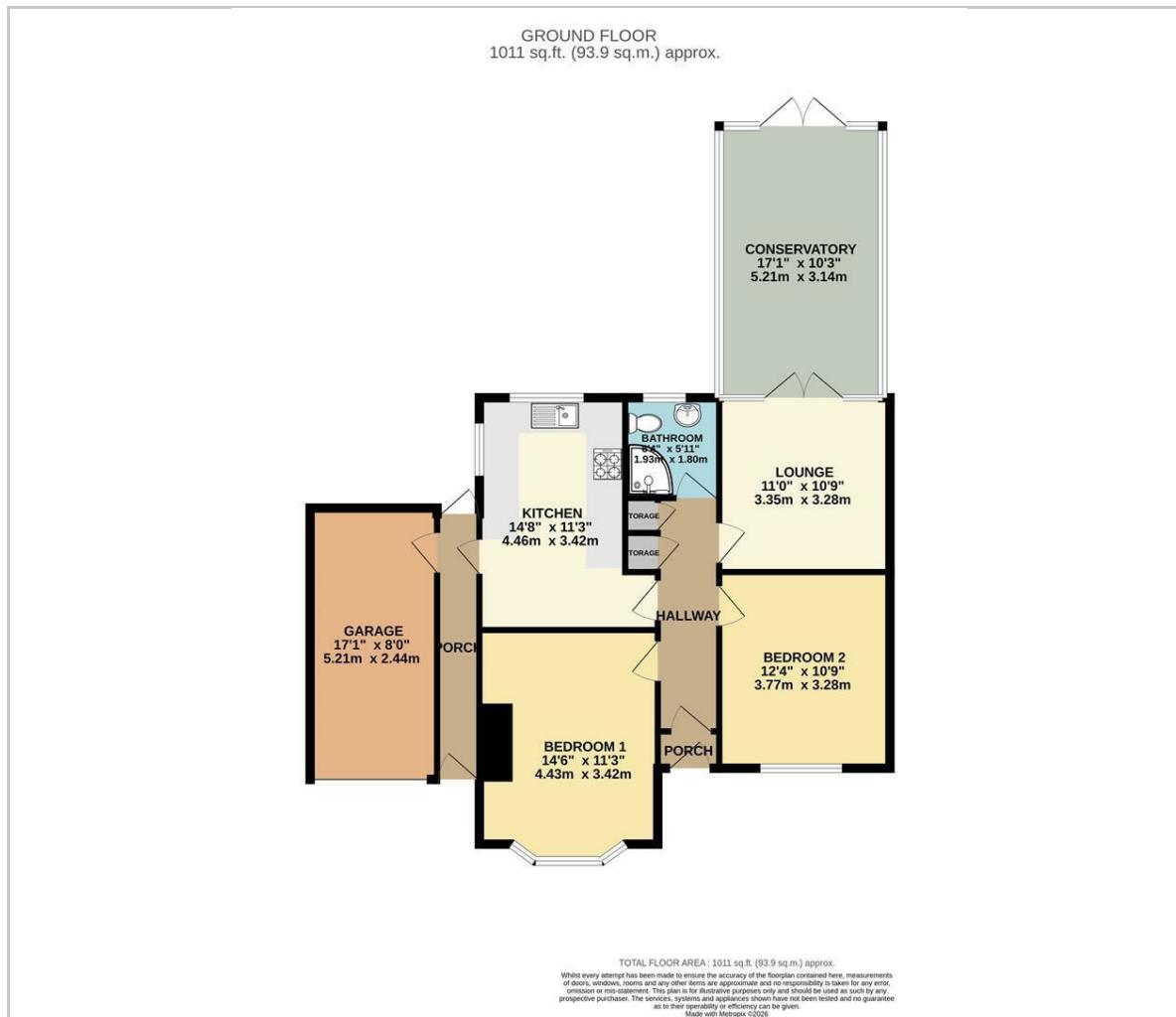
**Conservatory**  
17'1" x 10'3" (5.21m x 3.14m)

**Porch**

**Garage**  
17'1" x 8'0" (5.21m x 2.44m)

**Identification checks**

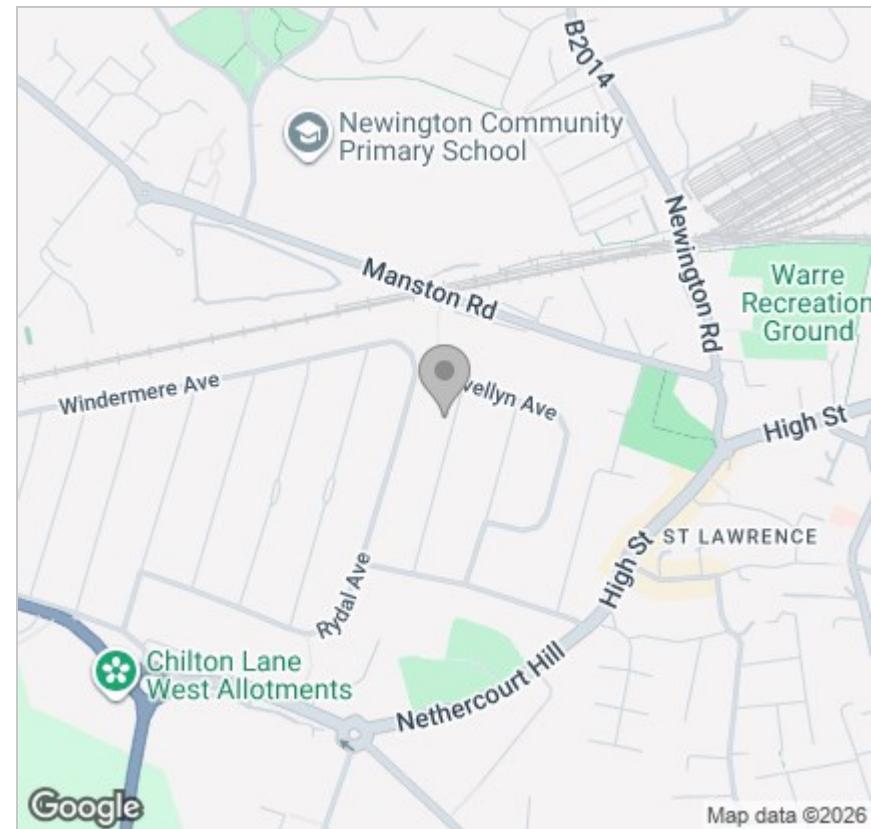
## Floor Plan



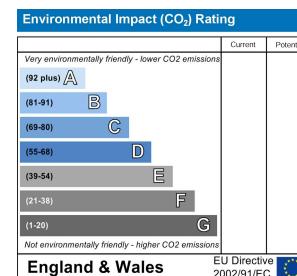
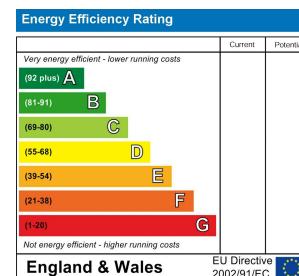
## Viewing

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



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