



Sycamore Grange, Ramsgate, CT11 7EW

**Offers Over £260,000**



**CHAIN FREE ~ 3 BEDROOM TERRACED HOUSE ~ CUL DE SAC LOCATION**

TMS ESTATE AGENTS are delighted to offer to the market this spacious and well presented 3 bedroom family home situated in a popular development on the borders of Ramsgate & Broadstairs.

Sycamore Grange is a sought after Cul de Sac location which is perfectly situated for Dumpton Park mainline station with fast links direct to London for any one needing to commute ! Close by are many amenities including junior and secondary schools, doctors, and local transport links.

The property enjoys a large L shaped lounge /diner with direct access to the sunny and secluded garden, there is a bright entrance hall with kitchen to the front of the property with integrated dishwasher and 5 ring gas hob and electric oven, there is a family bathroom with shower over the bath and an additional W.C to the ground floor. To the first floor are 3 generous sized bedrooms with double fitted wardrobes to the main bedroom. The garage benefits from power & light and also has direct access to the rear garden, there is off street parking to the front of the garage.

Sycamore Grange is just under 2 kilometres to Ramsgate's main sands and Royal Harbour with its eclectic array of independent cafes, restaurants and bars.

The property enjoys gas central heating and double glazing

The garage is leased at a cost of £50 per year.

Ideal for an investment to boost or start your portfolio, with an estimated rental of £1350 / £1400pcm

Call TMS Estate agents today to book your accompanied viewing





GROUND FLOOR

ENTRANCE HALL

LOUNGE / DINER

16'6" x 15'4" (5.05 x 4.69)

KITCHEN

9'1" x 7'5" (2.79 x 2.28)

WC

FIRST FLOOR

LANDING

BEDROOM 1

13'4" x 9'10" (4.07 x 3.02)

BEDROOM 2

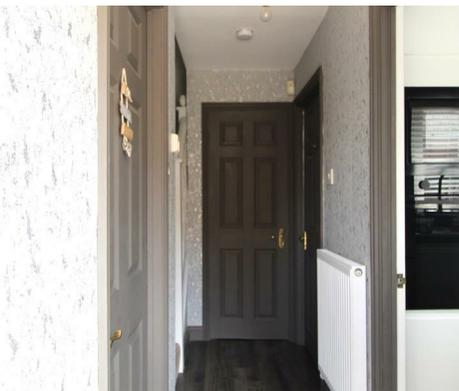
9'11" x 7'3" (3.04 x 2.22)

BEDROOM 3

10'6" x 7'10" (3.22 x 2.39)

BATHROOM

6'7" x 4'10" (2.01 x 1.48)



EXTERNAL

REAR GARDEN

agents note

The current owner leases the garage from the freeholders of the estate at a cost of £50 pa. This was also the case with the previous owners of the property and we have been advised that this can also be passed onto the new owner.

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



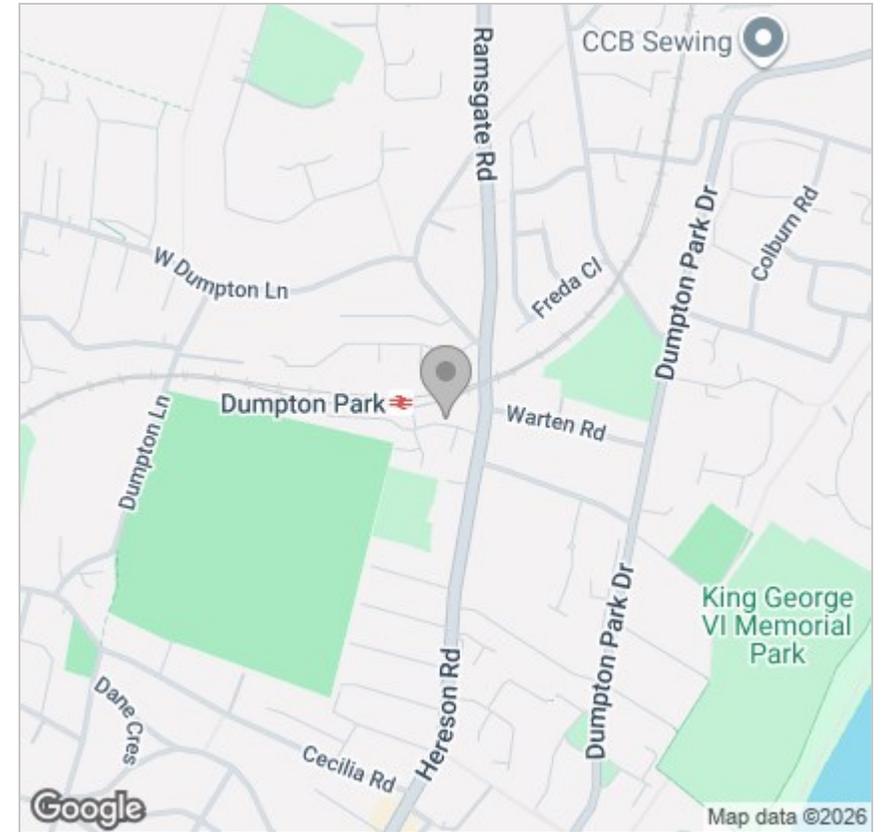
## Viewing

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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## Area Map



## Energy Efficiency Graph

