



TMS

ESTATE AGENTS



Foads Lane

Cliffsend, Ramsgate, CT12 5JJ

Offers In The Region Of £275,000



A warm welcome awaits at this well-loved three-bedroom end terrace home with endless potential.

Tucked along the ever-popular Foads Lane, this three-bedroom home is a wonderful opportunity for first-time buyers, young families or anyone looking for a property they can modernise and make their own.

From the moment you arrive, there's a reassuring sense of space and practicality. The generous frontage provides off-road parking, while the house itself offers a classic, well-proportioned layout that has been cared for over the years and is now ready for a new vision.

Step inside and you'll find a home that is dated throughout, but full of warmth, light and possibility. The rooms are well sized, the layout is straightforward and flexible, and there is huge scope to re-imagine the space into something truly special. Downstairs is a good-sized lounge that flows through into a kitchen-diner.

Upstairs are three bedrooms, ideal for a growing family, a home office, or guest space, along with a family bathroom. Every room offers a blank canvas - whether you're dreaming of calming neutrals, bold feature walls, or a complete modern transformation.

To the rear, the property opens onto a charming, low-maintenance garden - a real sun trap and a peaceful spot to relax. With patio seating, raised planters, and a handy garden shed, this space is perfect for morning coffees, summer evenings, or pottering with plants without the burden of heavy upkeep. It feels private, calm, and surprisingly spacious.

There is also side access, making it practical for bikes, bins, or garden projects. To the rear you also have a garage en-bloc.

Cliffsend is a place people settle, not just pass through. With excellent transport links like Parkway Station getting you into London St Pancras in 1hour 11minutes. Easy access to the Thanet Way and surrounding towns. Beautiful coastal walks on your doorstep.

Don't miss your opportunity to view this fantastic property! Call TMS today.





Lounge
16'4" x 12'2" (4.98m x 3.72m)

Kitchen/ Diner
15'5" x 8'11" (4.70m x 2.74m)

Landing

Bathroom
6'11" x 5'11" (2.12m x 1.82m)

Bedroom One
12'9" x 8'11" (3.90m x 2.72m)

Bedroom Two
10'4" x 8'11" (3.15m x 2.72m)

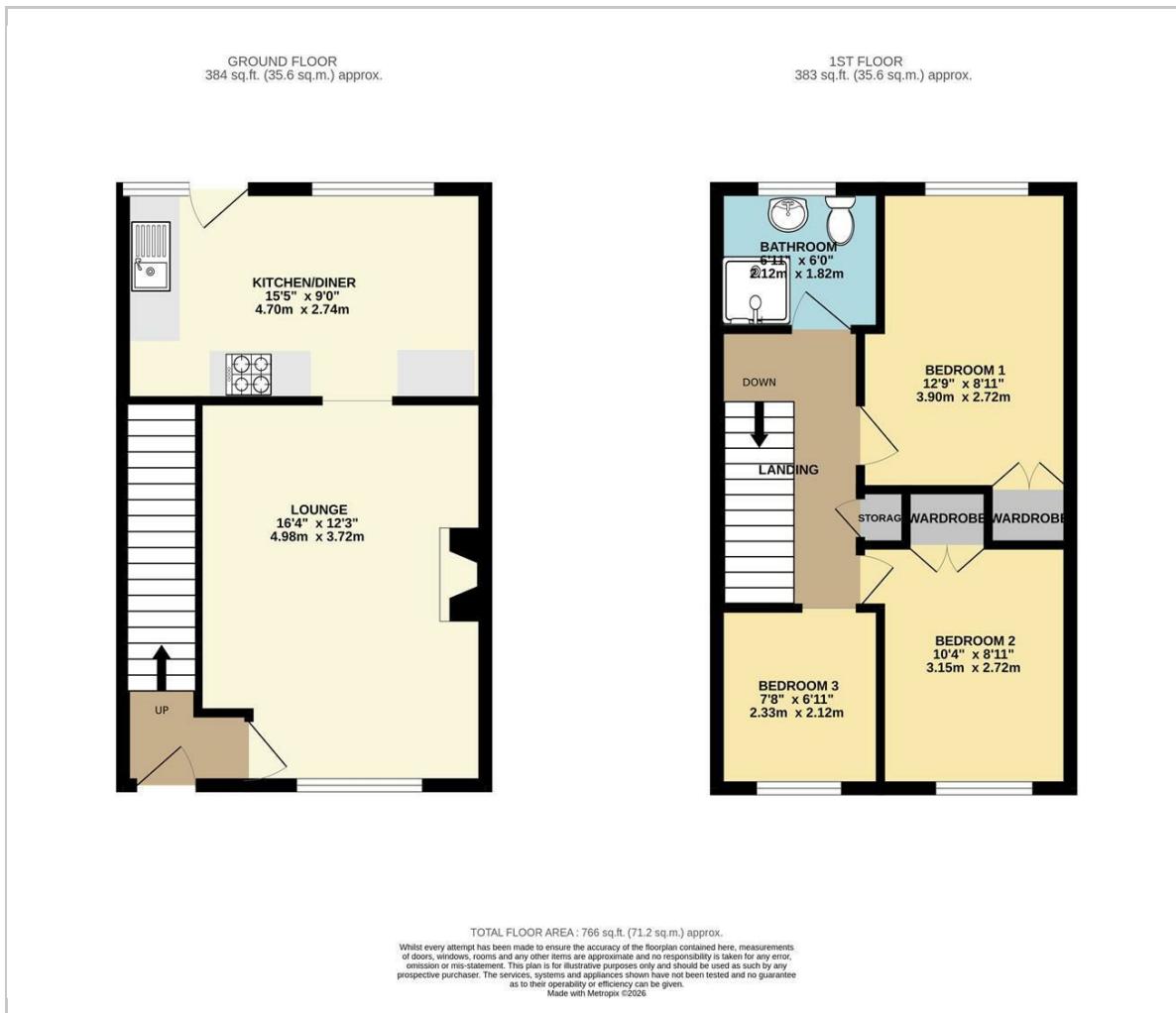
Bedroom Three
7'7" x 6'11" (2.33m x 2.12m)

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.



- END OF CHAIN!
- END OF TERRACE
- THREE BEDROOMS
- CLOSE TO THANET PARKWAY TRAIN STATION
- OFF STREET PARKING FOR MULTIPLE CARS
- GARAGE EN BLOC
- SPACIOUS LIVING AREAS
- COUNCIL TAX BAND B

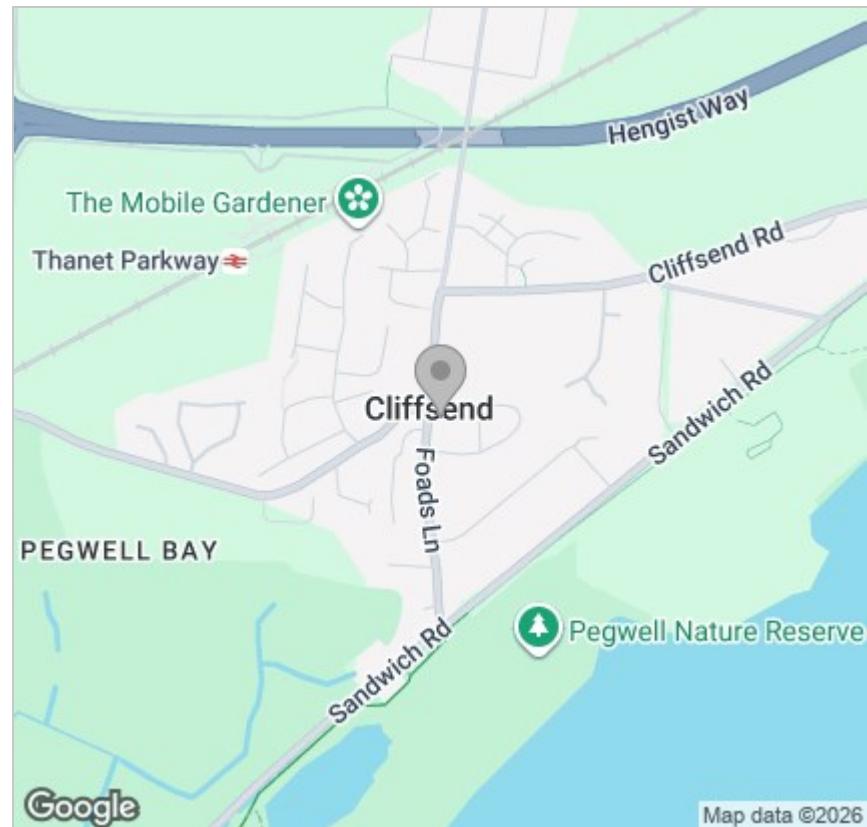
Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.