



TMS

ESTATE AGENTS



Marden Avenue, Ramsgate, CT12 6EG

£1,100 Per Month



- TWO BEDROOM MID-TERRACE HOUSE
- BRAND NEW BOILER, DOUBLE GLAZING & ELECTRIC HOB/OVEN
- COURTYARD GARDEN
- CLOSE TO MAINLINE TRAIN STATION
- COUNCIL TAX BAND - B / EPC - E

- RECENTLY REDECORATED
- LARGE LOUNGE / DINING ROOM
- LOCAL SCHOOLS NEARBY
- CLOSE TO LOCAL SHOPS
- IDEAL FOR COUPLES AND FAMILIES



AVAILABLE IMMEDIATELY ~ 2 BEDROOM 1 BATHROOM MID-TERRACED HOUSE ~ LONG TERM LET

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented 2 bedroom mid-terraced house situated in Marden Avenue which is within easy access of Westwood Cross and Ramsgate Mainline Station offering direct fast links to London.

The property benefits from new installations of a boiler, double glazing, electric hob and electric oven.

To the ground floor you will find a spacious lounge / dining room which leads into a lovely redecorated kitchen with electric hob & electric oven. There is a courtyard garden to the rear. On the first floor are 2 double bedrooms and a family bathroom with shower over the bath.

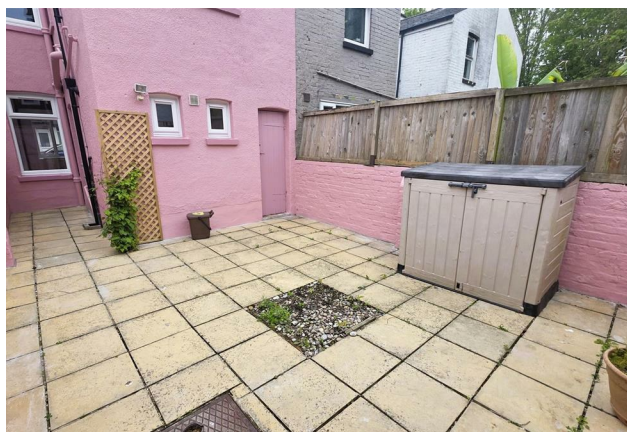
Other benefits include gas central heating and a utility cupboard with space and plumbing for a washing machine. The property is available immediately, is unfurnished and a long term let. The property is within close proximity to primary and secondary schools, which is great for this family home.

Council Tax Band = B / EPC = E / Deposit £1269.20 / Holding Deposit £253.84

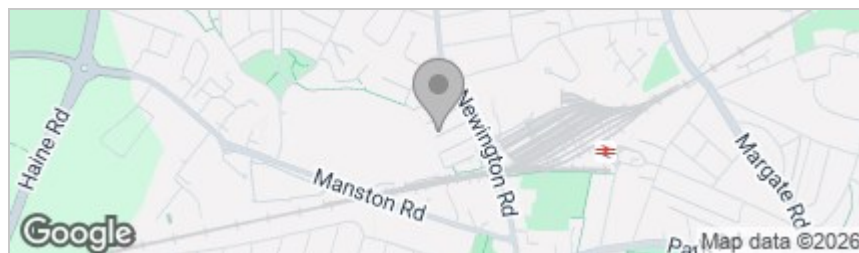
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £39,600 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing



Area Map



EXTERIOR

PORCH 4'0" x 3'0" (1.228 x 0.932)

ENTRANCE HALL 9'11" x 3'1" (3.037 x 0.951)

LOUNGE / DINING ROOM 22'7" x 9'10" (6.893 x 3.001)

LOUNGE: 3.312m x 3.001m

DINING ROOM: 3.443m x 3.001m

KITCHEN 12'3" x 12'2" (3.738 x 3.714)

New boiler recently installed, oven, hob, storage cupboard.

COURTYARD GARDEN 14'8" x 17'9" (4.476 x 5.420)

Outside storage cupboard.

STAIRWAY

HALLWAY

BATHROOM 7'1" x 9'0" (2.182 x 2.745)

Bath with shower over, W.C, wash basin.

UTILITY CUPBOARD 4'7" x 5'2" (1.421 x 1.586)

Plumbing for washing machine present.

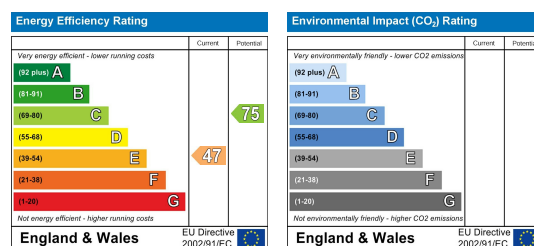
BEDROOM 1 12'8" x 10'10" (3.865 x 3.317)

Built in wardrobe

BEDROOM 2 11'3" x 7'5" (3.447 x 2.281)

Built in wardrobe

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.