SAXON SHORE
ESTATE AGENTS

44 Clements Road, Ramsgate, Kent CT12 6UJ
Offers in excess of £230,000

Introducing this well presented, two bedroom terrace house on Clements Road in Ramsgate. Located close to local amenities and a short distance away from Westwood Cross and Ramsgate, main line train station.

Accommodation spans across two floors and comprises an entrance hall, a spacious lounge with a feature fireplace, and a kitchen/diner that opens onto the garden to the ground floor.

Upstairs on the first floor is a double bedroom, a good sized single bedroom, both with fitted wardrobes, and a full bathroom.

Outside to the front is a driveway, and a garage en-bloc for extra parking or storage. To the rear is a sunny South facing garden, mainly laid to lawn with a decked area and large shed/workshop.

Entrance Hall

Lounge
14'7" x 10'10" (4.45 x 3.32)

Kitchen/Diner
13'1".75'5" x 9'1" (4..23 x 2.77)

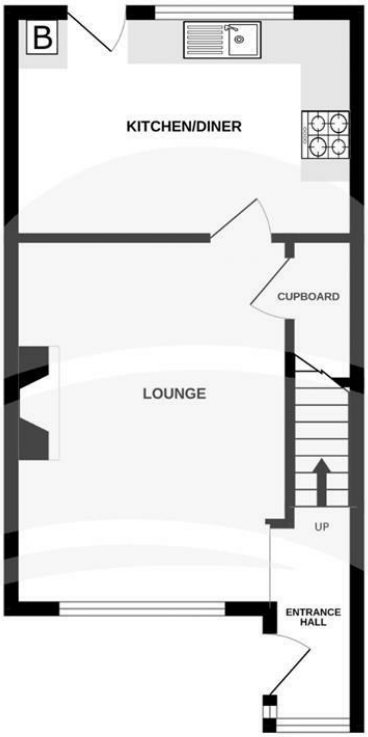
Bedroom 1
13'11" x 13'5" (4.26 x 4.1)

Bedroom 2
7'8" x 10'8" (2.34 x 3.27)

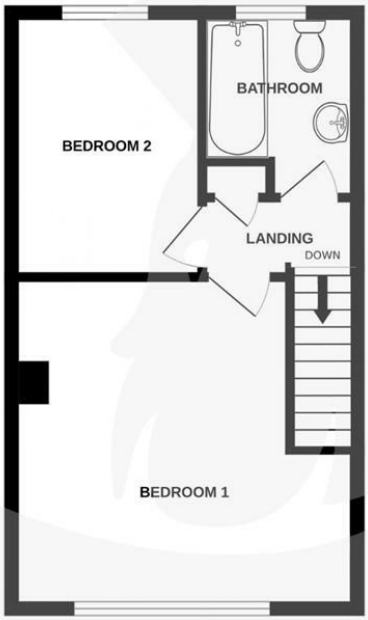
Bathroom
5'9" x 7'7" (1.77 x 2.33)

Garden

GROUND FLOOR
32.0 sq.m. (345 sq.ft.) approx.



1ST FLOOR
31.0 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA : 63.0 sq.m. (678 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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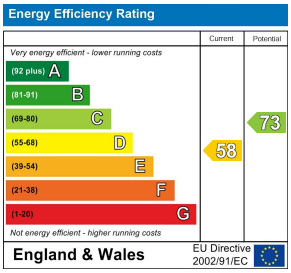

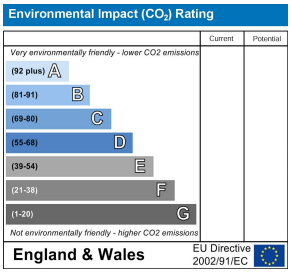

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ
Tel: 01795 533577
info@saxonshore.co.uk
www.saxonshore.uk

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