



**Price**

**£175,000**

**Freehold**

3 x 

1 x 

1 x 

**Telham Avenue,  
Ramsgate, CT12**



Lovetts bring to market this spacious 3-bedroom property with huge potential. The layout comprises 3 bedrooms, 2 living rooms, 1 bathroom, and a kitchen which provides access to the rear garden. Although in need of refurbishment, this 3-bedroom property could be a perfect investment or potential family home.

Original features are present throughout, including wooden floorboards in various rooms and a charming fireplace in one of the living areas. The property benefits from gas central heating radiators throughout, and windows throughout provide natural illumination. This property has amazing potential to be transformed into a comfortable family home. Its location in Ramsgate, coupled with its spacious layout, makes it an interesting prospect for those looking for a renovation project with good bones.

Contact us today on 01843 230 960 to arrange your viewing.











- EPC Rating - D
- In need of Refurbishment
- Great Potential
- 0.4 Miles to Train Station
- Terraced House
- Vacant Possession
- Garden to Rear
- Close to Local Amenities
- Family Home











Ground Floor



First Floor



Telham Avenue,  
Ramsgate, CT12 6EF

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO2 emissions		
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