



## 9 Princess Margaret Avenue, Ramsgate, CT12 6JP

Offers in the region of £100,000

JUST REDUCED

LAND FORSALE in Princess Margaret Avenue in Ramsgate, this exceptional opportunity presents a detached house with full planning permission for a four-bedroom home. This property is perfect for builders or those looking to embark on a self-build project, allowing you to create your dream residence tailored to your specifications.

The current layout includes one reception room, three bedrooms, and two bathrooms, providing a solid foundation for your future home. The generous plot offers ample space for a garden and parking, ensuring convenience and comfort for you and your family.

Situated in a vibrant area, the property is conveniently close to supermarkets and local shops, making daily errands a breeze. Once completed, the rental value of the new four-bedroom home is estimated to be between £1,300 and £1,400 per month, depending on the final specifications, presenting an attractive investment opportunity.

This is a rare chance to secure a prime piece of land in Ramsgate, where you can design and build a home that perfectly suits your lifestyle. Do not miss out on this unique opportunity to create a lasting legacy in a sought-after location. Planning Ref: F/TH/25/0219





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| 101-151 A                                   |  |                         |           |
| 81-100 B                                    |  |                         |           |
| 61-80 C                                     |  |                         |           |
| 41-60 D                                     |  |                         |           |
| 21-40 E                                     |  |                         |           |
| 1-20 F                                      |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| G                                           |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| 101-151 A                                                       |  |                         |           |
| 81-100 B                                                        |  |                         |           |
| 61-80 C                                                         |  |                         |           |
| 41-60 D                                                         |  |                         |           |
| 21-40 E                                                         |  |                         |           |
| 1-20 F                                                          |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| G                                                               |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |