



GUILDCREST ESTATES



28 Foads Hill, Cliffsend, Ramsgate CT12 5EN



3



1



1



GUILDCREST ESTATES

Foads Hill, Cliffsend, Ramsgate
CT12 5EN

Offers in excess of £425,000

Located in the popular area of Foads Hill, Cliffsend, Ramsgate, this modern detached bungalow offers a delightful blend of comfort and convenience. With three spacious double bedrooms, one offering a walk in wardrobe and another with a double shower cubicle, this property is perfect for families or those seeking extra space. The generous lounge provides an inviting atmosphere, ideal for relaxation or entertaining guests, while the contemporary kitchen and dining room create a perfect setting for family meals and gatherings.

The bungalow boasts a private rear garden, complete with a cabin, offering a serene outdoor space for leisure and recreation. The driveway accommodates approximately five to six vehicles, complemented by a large garage, ensuring ample parking for residents and visitors alike.

Situated close to Thanet Parkway Train Station, this property benefits from excellent transport links, making it an ideal choice for commuters. With its modern features and spacious layout, this bungalow presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this delightful home your own.





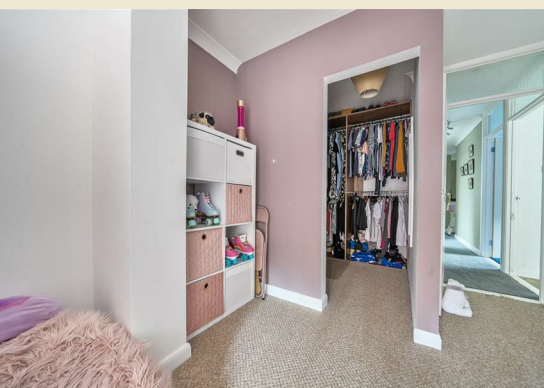
This property is a wonderful opportunity for those looking to settle in a picturesque setting, combining modern comforts with the charm of village life. Don't miss the chance to make this lovely bungalow your new home.

Council Tax Band - D

Freehold

Mains water, electric, sewer, gas, gas central heating

Fixed wireless broadband





GUILDCREST ESTATES

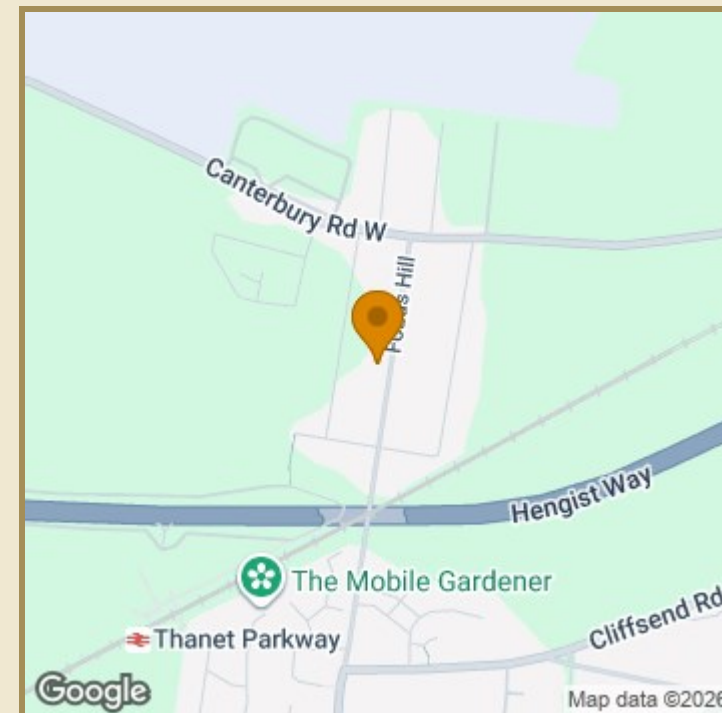
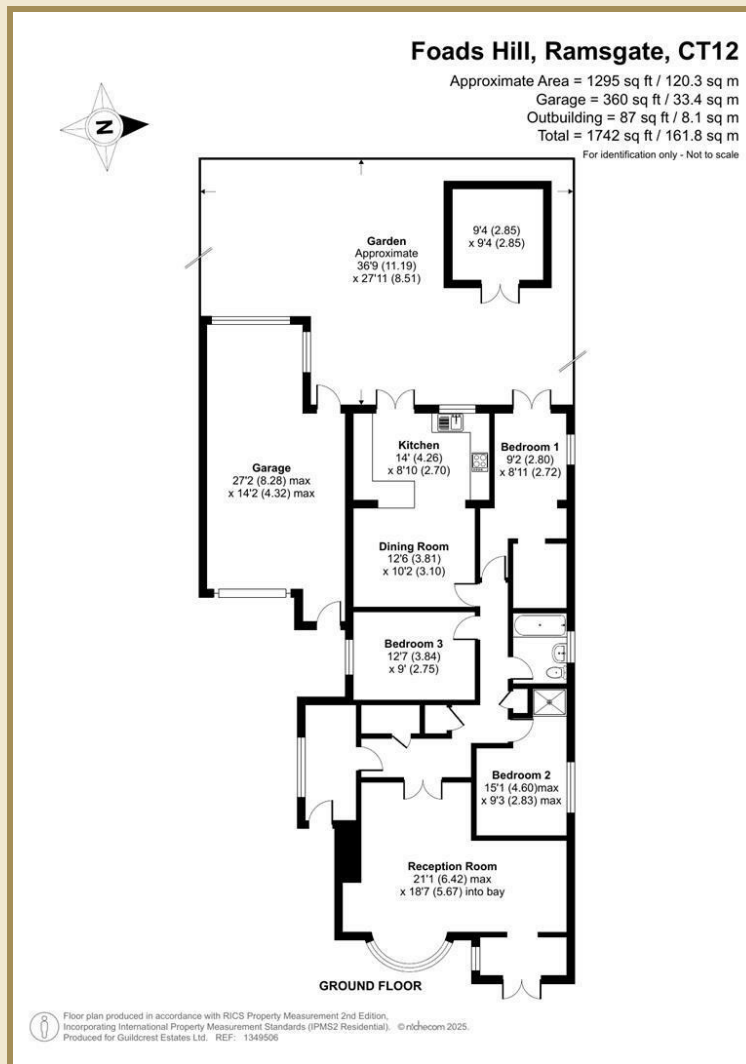
Key Features

- Detached and extended bungalow
- 3 double bedrooms one with walk in wardrobe
- Generous size lounge
- Modern and spacious kitchen/dining room
- Private rear garden
- Large Garage and Driveway parking for approx 5/6 vehicles
- Close to Thanet parkway Train Station
- Council tax band D

Important Information

Freehold
Bungalow - Detached
1742.00 sq ft
Council Tax Band D
EPC Rating D

£425,000



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	77

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	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer 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.