



GUILDCREST ESTATES



33 West Dumpton Lane, Ramsgate CT11 7DG



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West Dumpton Lane, Ramsgate  
CT11 7DG

**£200,000**

Take a look at this chain free two bed mid terrace house with the addition of off street parking. A sought after area, on the Ramsgate/Broadstairs border, ideal for a first time purchase, buy to let investment, or downsize.

The property comprises an entrance porch leading to spacious, bright lounge/diner, doors opening to the courtyard garden, and kitchen and three piece bathroom suite completing the ground floor.

The first floor benefits from two generous double bedrooms, a cupboard for storage on the landing and a fully boarded loft with drop down ladder.

Outside to the rear you will find the low maintenance court yard garden, ideal for creating an attractive seating area with planters, hanging baskets and trellis for the green fingered buyer. This is perfect for relaxing with a drink at the end of a long day, and a great space for pet owners. A massive bonus is the driveway to the front, a valuable addition to this home.

The location is highly convenient to the Dumpton area and sits equal distance between Dumpton & Ramsgate railway station which offers a high speed link to London St Pancras.







The East Cliff is a comfortable walk as is the town centre and Royal Harbour. You can also pick up the LOOP bus service ideal for navigating the wider area just off Hereson Road. There is also a selection of primary and secondary schools in the area.

Freehold  
Council Tax Band A  
Mains water, electric, gas central heating, sewer  
Fibre Broadband





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## Key Features

- Chain free
- Excellent location
- Great buy to let investment
- Low maintenance courtyard garden
- 2 bedroom terrace with parking
- Generous lounge/diner
- Excellent first time buyer home
- Council tax band A

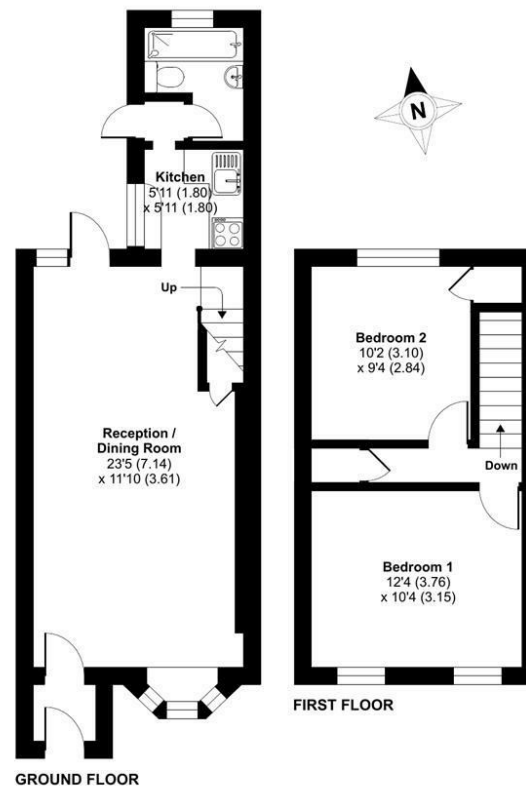
## Important Information

Freehold  
House - Mid Terrace  
sq ft  
Council Tax Band A  
EPC Rating D

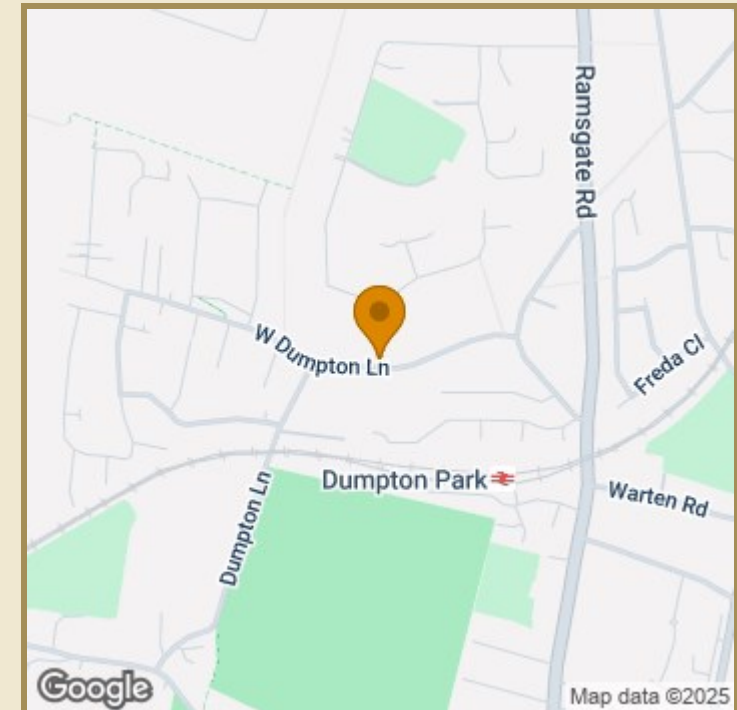
£200,000

### West Dumpton Lane, Ramsgate, CT11

Approximate Area = 683 sq ft / 63.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Guildcrest Estates Ltd. REF: 1237383



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		
		36
	62	
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		
(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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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