



140 Windermere Avenue, Ramsgate CT11 0QB



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GUILDCREST ESTATES

Windermere Avenue, Ramsgate
CT11 0QB

Offers in excess of £330,000

Welcome to this charming link semi detached house located on Windermere Avenue in the delightful town of Ramsgate. This modern family home boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The property features a good-sized reception room, perfect for relaxing or entertaining guests, and a contemporary kitchen that is both functional and stylish plus the house offers triple glazing throughout the house.

One of the standout features of this home is the private garden, providing a serene outdoor space for children to play or for hosting summer barbecues. The property also benefits from a garage and ample off-road parking, accommodating up to three/four vehicles, which is a rare find in this popular location.

Situated in a sought-after area, this home is conveniently close to local amenities, schools, and parks, making it an excellent choice for families. With its modern design and practical features, this property offers a wonderful opportunity to enjoy comfortable living in Ramsgate. Don't miss the chance to make this lovely house your new home.

Public transport in the area is fantastic, The Thanet Loop is a regular local bus services and the newly opened Thanet parkway railway



station is also close by providing high speed links to London. Easy access to the Thanet Way (A299), and links to the M2 motorway.

Council Tax Band- C
Freehold
Mains water, sewer, electric, gas, gas central heating
Fixed wireless broadband





GUILDCREST ESTATES

Key Features

- Semi detached house
- Modern kitchen with integrated appliances
- Partial sea views from lounge and bedroom
- Garage with electricity
- Low maintenance garden with recently turfed lawn
- Two generous double bedrooms and a comfortable single
- Paved driveway for off road parking
- Freehold
- Council Tax Band C

Important Information

Freehold

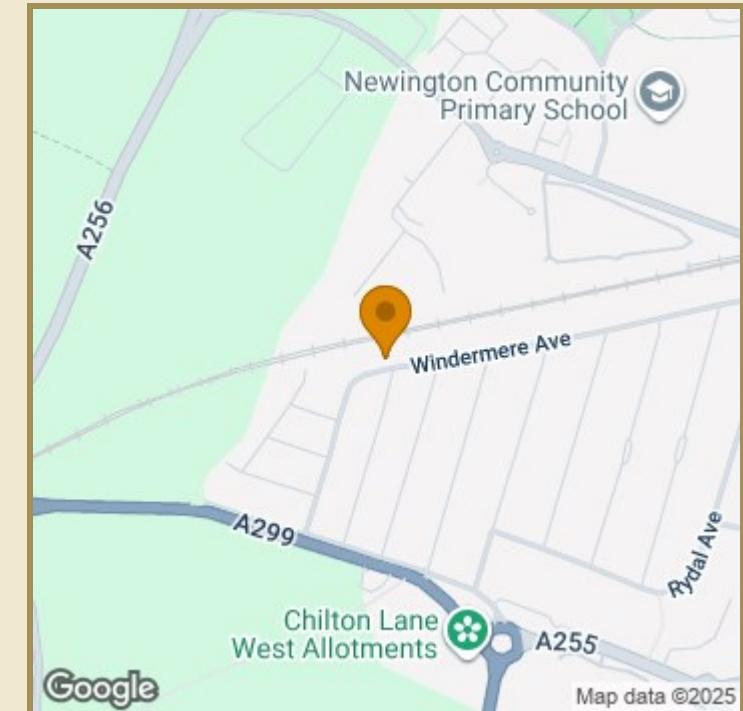
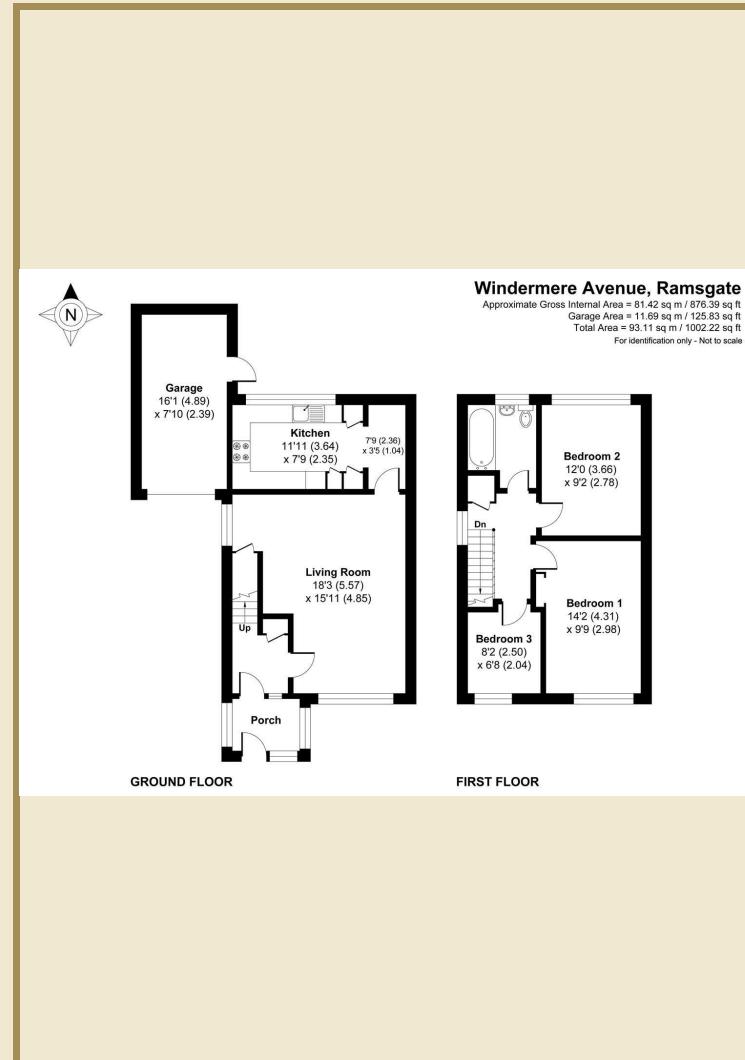
House - Semi-Detached

876.00 sq ft

Council Tax Band C

EPC Rating C

£330,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C	74	
(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	

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	



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