



3



1



1



GUILDCREST ESTATES

Whitehall Road, Ramsgate CT12  
6DE

**Offers in excess of £260,000**

Located on Whitehall Road in Ramsgate, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, including two spacious double rooms and a comfortable single, this property is designed to accommodate a variety of living arrangements.

The heart of the home features a generous open-plan lounge and dining area, seamlessly connected to the kitchen. This inviting space is perfect for entertaining guests or enjoying family meals, with patio doors that lead directly to a vast, mature garden. The garden, a true highlight of the property, offers ample space for outdoor activities and relaxation, making it an ideal retreat for those who appreciate nature.

Situated on a large corner plot, the property not only benefits from off-street parking but also presents exciting potential for future extensions, should you wish to expand your living space. The central location is particularly advantageous, with the train station, schools, and local amenities just a stone's throw away, ensuring convenience for daily commutes and family needs.

In summary, this lovely semi-detached house on Whitehall Road is a perfect blend of





comfort, space, and potential, making it a wonderful choice for anyone looking to settle in the vibrant community of Ramsgate. Don't miss the chance to make this charming property your new home.

Council Tax Band C

Freehold

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

Fixed Wireless Broadband



GUILDCREST ESTATES

## Key Features

- Delightful semi-detached house
- Two spacious double rooms and a comfortable single
- Open-plan lounge and dining area and kitchen
- Vast and mature garden
- Situated on a large corner plot with potential to extend subject to planning
- Off-street parking space
- Walking distance to Ramsgate train station
- Council Tax Band C

## Important Information

Freehold

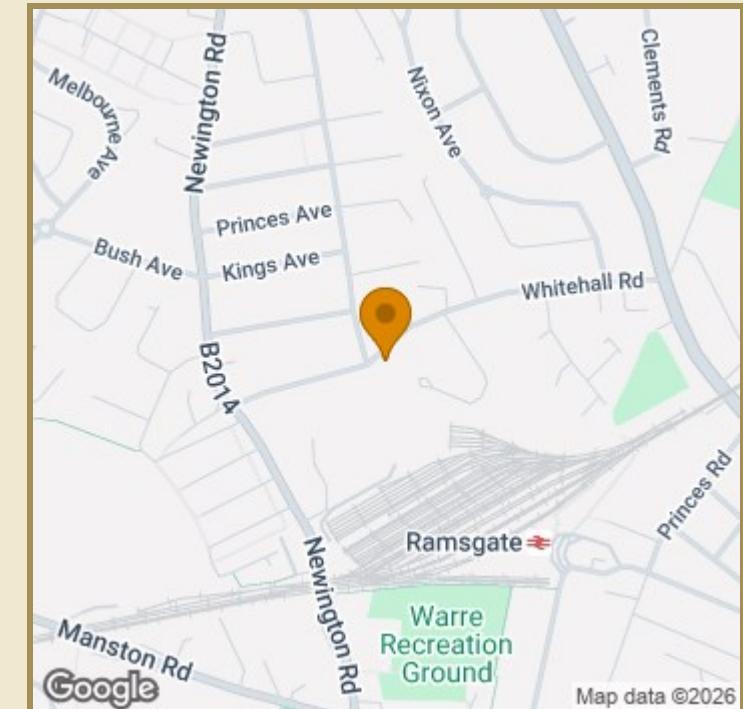
House - Semi-Detached

846.00 sq ft

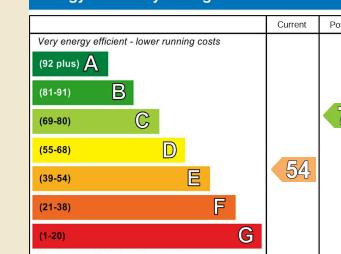
Council Tax Band B

EPC Rating E

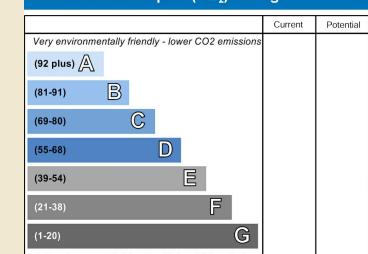
£260,000



### Energy Efficiency Rating



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



01843 272200 [www.guilderestates.co.uk](http://www.guilderestates.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 firms employment has the authority to make or give any representation or warranty in respect of the property.