



GUILDCREST ESTATES



28 Foads Hill, Cliffsend, Ramsgate CT12 5EN



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Foads Hill, Cliffsend, Ramsgate  
CT12 5EN

**£440,000**

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.





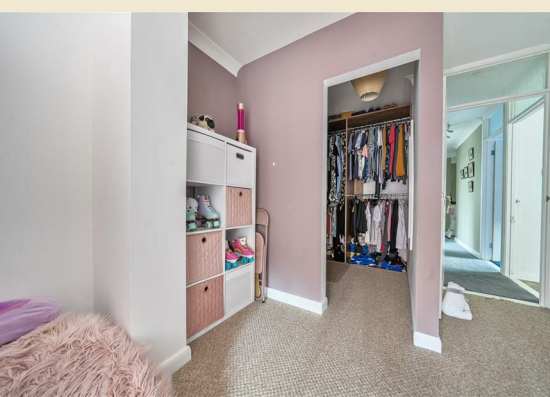
This property is a wonderful opportunity for those looking to settle in a picturesque setting, combining modern comforts with the charm of village life. Don't miss the chance to make this lovely bungalow your new home.

Council Tax Band - D

Freehold

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

Fixed wireless broadband





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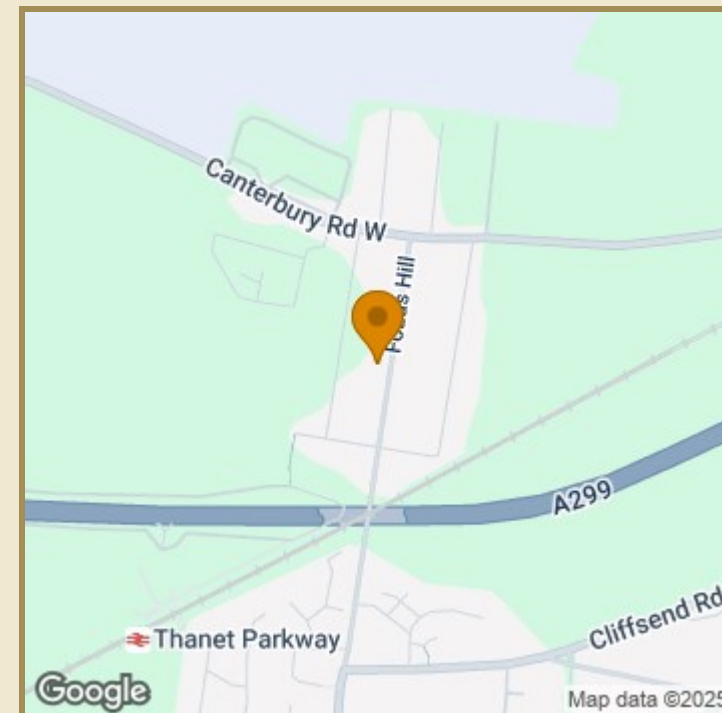
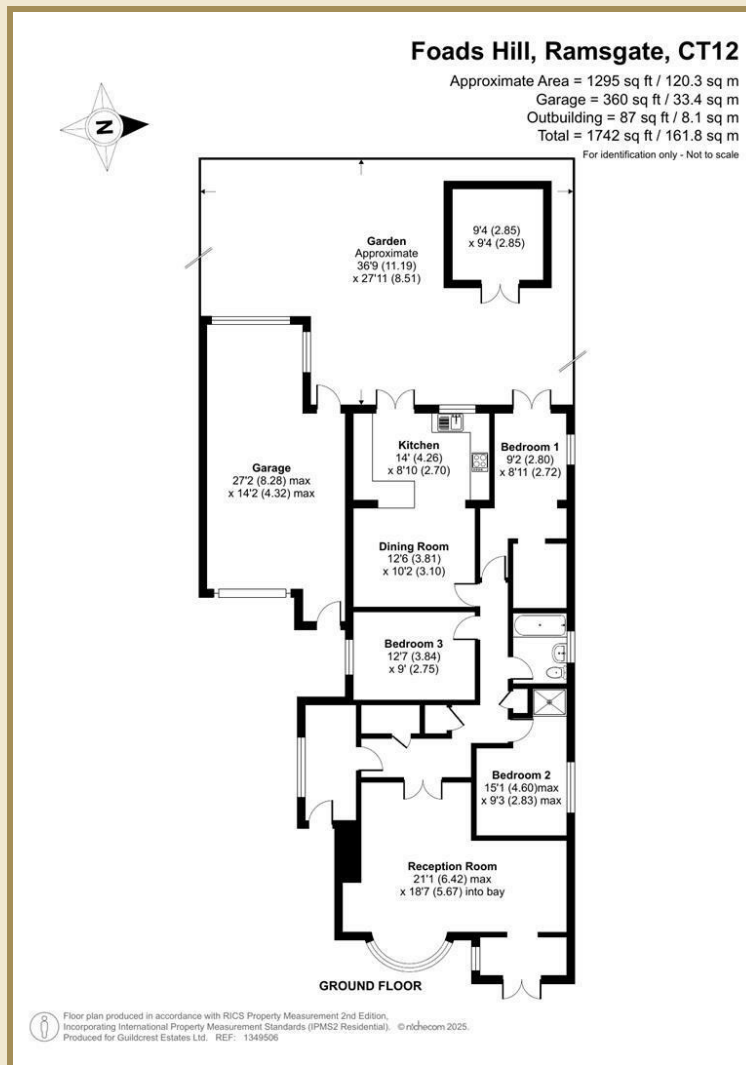
## Key Features

- 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

£440,000



| 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 <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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