



# Effingham Street, Ramsgate

£425,000 Freehold

PERIOD CHARM

## Description

**\*\* PERIOD HOUSE \*\* \*\* OFF ROAD PARKING \*\* \*\* CLOSE TO THE SEA \*\*** This fantastic period end of terrace house is ideally located in the heart of Ramsgate town centre, within a short walk of the seafront and Royal Harbour. The property is beautifully arranged over four floors and flooded with natural light. Upon entry there is a large lounge with inglenook effect fireplace, making a great focal point and perfect for an open fire and cosy nights in, there is also a bay window to the front. To the rear of the ground floor is the kitchen with fitted floor and wall units along with space for dining room table in the bay window to the side. The first floor boasts master bedroom to the front complete with En-Suite, off the landing there is also a separate toilet and family bathroom, the second bedroom complete with a built in wardrobe. Moving up to the second floor there are two more double bedrooms the front has En-Suite and the rear has the built in wardrobe. The cellar is an amazing space and also boasts a large brick built fireplace, plenty of storage to the front and under the stairs along with original beams from the harbour. Outside there is a front garden with wrought iron railings and a gate, at the rear there is a fenced garden, ideal for sitting in the warm Kentish sun and off road parking for 2/3 cars.



## Tenure

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	<b>35</b>
(1-20) <b>G</b>		

Viewing by appointment only  
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