



**12 KINGS ROAD
RAMSGATE, CT11 7RT**

£1,500 PER MONTH

Available to Let | Three Bedrooms | Conservatory | Separate Dining Room | Family Bathroom | Unfurnished | White Goods Available | Well-Proportioned Accommodation



MANYWEATHERS
ESTATE AGENCY

12 KINGS ROAD



Situated in a popular residential area of Ramsgate, this well-presented three-bedroom house offers spacious and versatile accommodation arranged over two floors, ideal for families or professional tenants seeking a long-term home.

The ground floor comprises a welcoming entrance hall leading to a bright living room and a separate dining room, providing excellent entertaining space. The fitted kitchen offers ample storage and worktop space and gives access through to the conservatory, which overlooks the rear garden and creates a pleasant additional reception area.

Upstairs, the property features three bedrooms, including a generous principal bedroom, a further double

bedroom and a single bedroom ideal as a child's room, guest room or home office. A family bathroom serves all bedrooms.

The property is offered unfurnished, allowing tenants to personalise the space to their own taste. However, a fridge, freezer and washing machine can be provided if required.

Externally, the house benefits from a private rear garden and on-street parking nearby.

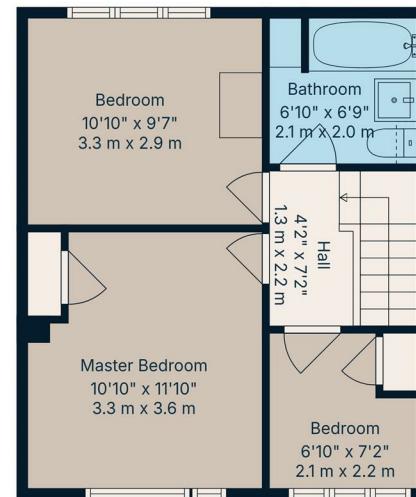
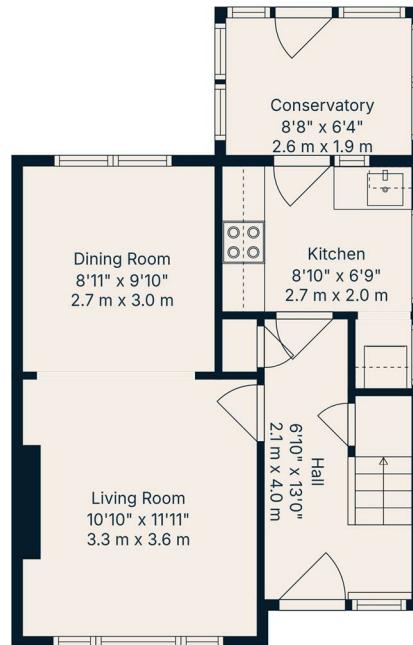
Located within easy reach of Ramsgate town centre, local schools, transport links and the seafront, the property is well positioned for both convenience and lifestyle.



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Total: 833 sq. Ft, 77 m²
Ground Floor: 440 sq. Ft, 41 M², 1st Floor: 393 sq. Ft, 36 m²
Excluded Areas: Walls: 75 sq. Ft, 8 m²

Plan Is As Accurate As Possible But Measurements And Layout Remain Approximate.

EPC Rating: D **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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