



Windermere Avenue, Ramsgate
Offers Over £300,000
3 bedroom bungalow for sale | Freehold **SSTC**

Located on the popular Nethercourt Estate in Ramsgate this amazing three bedroom bungalow is situated on the outskirts of Ramsgate.

A Wonderfully decorated and extended property that must be viewed. This home is versatile through out with the opportunity to be three bedrooms or two reception rooms. To the front you have the current dining room which could be the third bedroom. also situated off of the hallway you have the lounge, wet-room, third bedroom and the kitchen/breakfast room to the rear of the bungalow. The small rear garden has access to the garage and is a real sun trap. Viewing is highly recommended.

Hall

Bedroom 2

w: 2.49m x l: 3.48m (w: 8' 2" x l: 11' 5")

Lounge

w: 3.3m x l: 4.4m (w: 10' 10" x l: 14' 5")

Wet Room

w: 1.6m x l: 2.4m (w: 5' 3" x l: 7' 10")

Bedroom 1

w: 3.2m x l: 3.9m (w: 10' 6" x l: 12' 10")

Bedroom 3

w: 2.6m x l: 2.5m (w: 8' 6" x l: 8' 2")

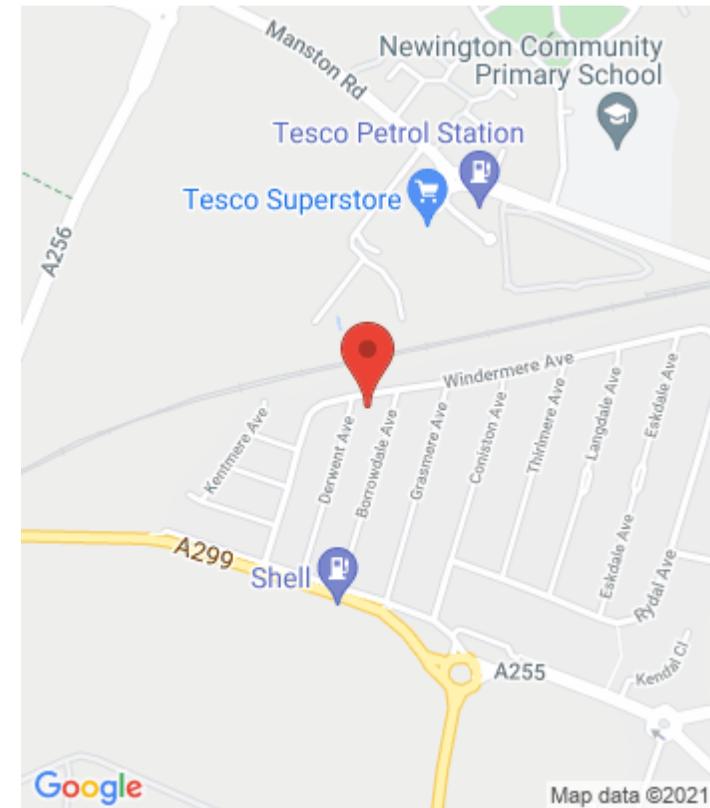
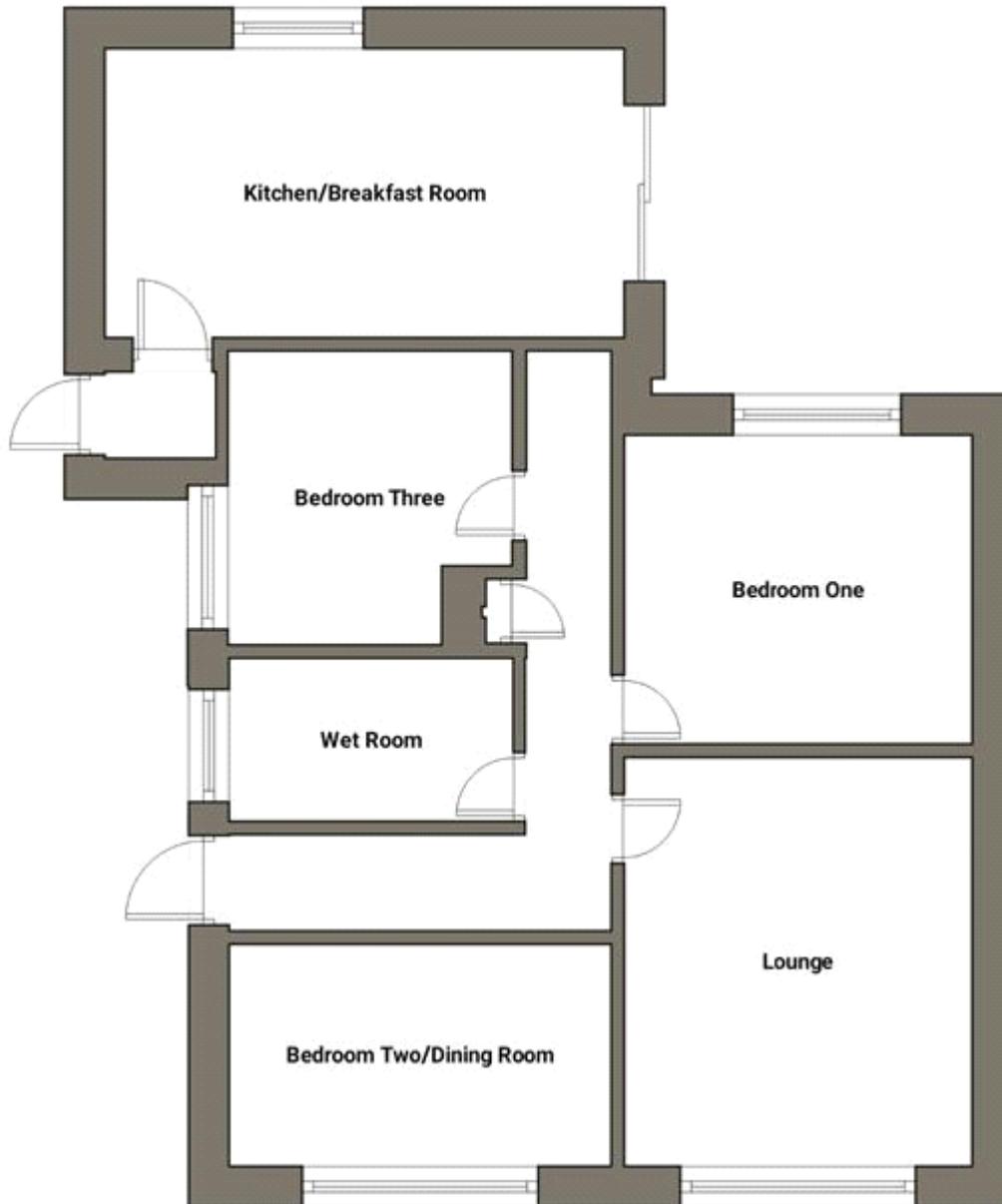
Kitchen/Breakfast Room

w: 3.5m x l: 5.2m (w: 11' 6" x l: 17' 1")

Garage



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		86	(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D	69		(55-68) D		66
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).