



Gordon Road, Ramsgate

£350,000

4 bedroom terraced house for sale | Freehold

Three bedroom maisonette with outside space and separate one bedroom apartment on the lower ground floor. Investment opportunity with potential granny flat below. Currently rented at £7000pa. Being sold with no chain and the potential to add another apartment with the relevant planning permission.

This property is the perfect home for anyone looking for a place with a separate annex. Currently, the ground and the first floor is a three bedroom maisonette which is perfect for any family due to the space. There is a separate entrance to the lower ground floor apartment meaning the two property are completely separate entities but are currently on the same deed.

On the ground floor you have an entrance porch that leads onto the lounge. Also on the ground floor you have a dining room, wc and kitchen with access to a courtyard garden. On the first floor you have three double bedrooms and a family bathroom. There is a hallway that is separate from the lounge and stairs to the first floor. There use to be a door to this part of the property which could serve to access to the potential to split this maisonette into another apartment.

The lower ground floor consists of one bedroom, an open plan kitchen/diner, W.C and bedroom with shower room. Situated close to Ramsgate Station, meaning this could be perfect for a buy to let, family home or holiday home as the Ramsgate seafront is a short walk along with the town.

Porch

Lounge

w: 3.5m x l: 4m (w: 11' 6" x l: 13' 1")

Dining Room

w: 3.1m x l: 4.3m (w: 10' 2" x l: 14' 1")

WC

Kitchen

w: 2.8m x l: 3.3m (w: 9' 2" x l: 10' 10")

FIRST FLOOR:

Bathroom

w: 2m x l: 2.1m (w: 6' 7" x l: 6' 11")

Bedroom 3

w: 3.3m x l: 3m (w: 10' 10" x l: 9' 10")

Bedroom 2

w: 4m x l: 4m (w: 13' 1" x l: 13' 1")

Bedroom 1

w: 3m x l: 4.6m (w: 9' 10" x l: 15' 1")

Lower Ground Floor

Hall

WC

Kitchen/lounge

w: 6.5m x l: 3.7m (w: 21' 4" x l: 12' 2")

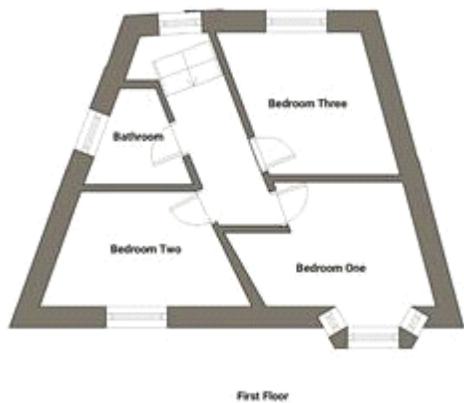
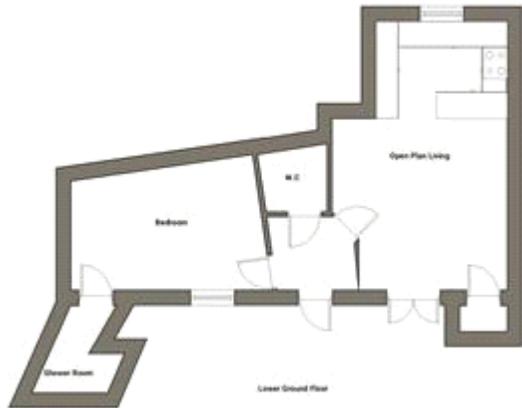
Bedroom 1

w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

Shower Room



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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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	

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.