



North Avenue  
Ramsgate  
Kent  
CT11

Offers In Excess Of £505,000

bettermove

# North Avenue

## Ramsgate

Bettermove are proud to present this 5 bedroom semi-detached house in Ramsgate. Available with no forward chain.

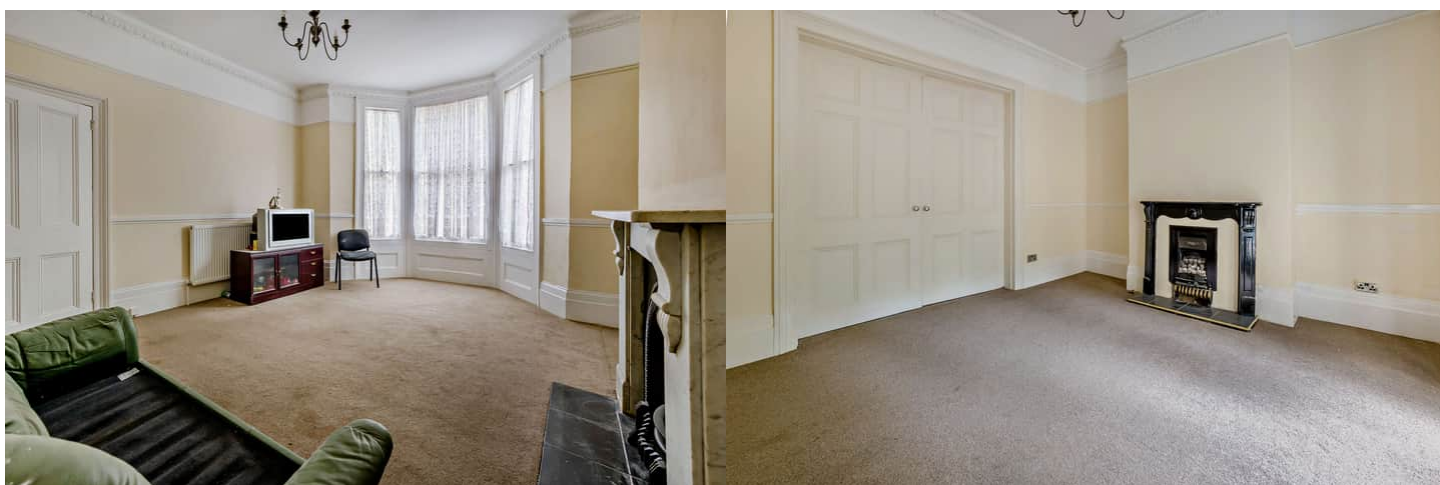
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

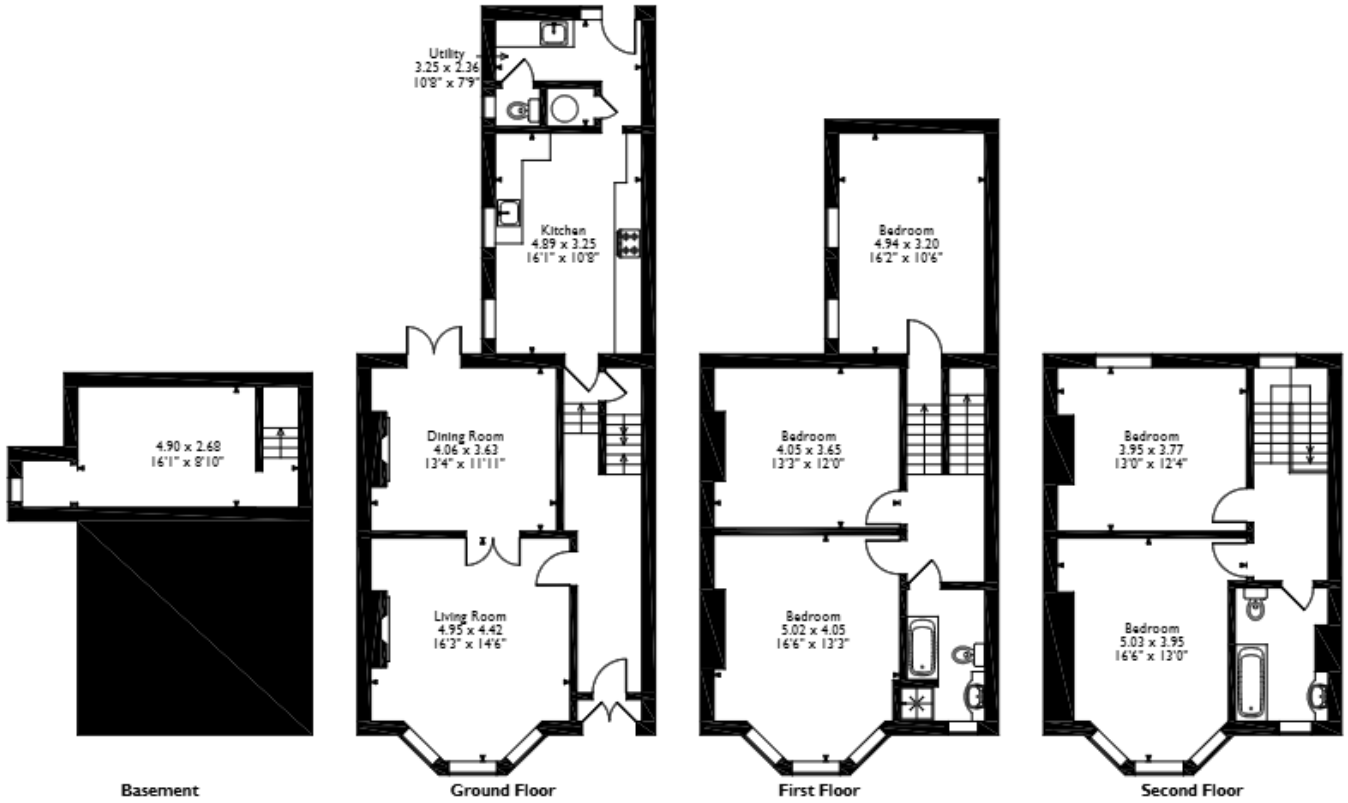
The interior of this beautifully presented property comprises a spacious living room, dining room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor consists of 2 bedrooms and another family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Ramsgate, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and is a short walk to Ramsgate main beach. Excellent transport connections can be found from Ramsgate train station (0.8 miles), variety of bus routes and the A299.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



North Avenue, Ramsgate, Kent  
 Approximate Gross Internal Area  
 203 Sq M/2185 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



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