



83 ST. JAMES AVENUE
RAMSGATE

£240,000

- Offered with no forward chain
- Three bedroom semi-detached house
- Separate lounge, kitchen and dining room
- Conservatory
- Off street parking
- School catchment area

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre.

The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

ABOUT

Miles & Barr are delighted to bring to the market this fantastic first time home nestled in a highly sought after area of Ramsgate, within the catchment area of several schools and walking distance to Westwood Cross Shopping Center.

Accommodation is well-proportioned throughout and boasts an entrance hall with doors leading into separate lounge and dining rooms, the kitchen is at the rear with fitted floor and wall units adjacent to this is the conservatory with access to the rear garden. Venture to the first floor to find three great sized bedrooms and family bathroom with freestanding quadrant shower. Externally the property has off street parking to the front, with partially lawned front, to the rear is a secluded garden with garage.

Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

DESCRIPTION

Entrance

Lounge 12'6 x 12'4

Dining Room 11'9 x 11'5

Conservatory 11'11 x 7'2

Kitchen 15'3 x 6'8

First Floor

Bedroom One 12'5 x 10'1

Bedroom Two 11'4 x 9'03

Bedroom Three 7'2 x 7'2

Bathroom 7'2 x 5'6

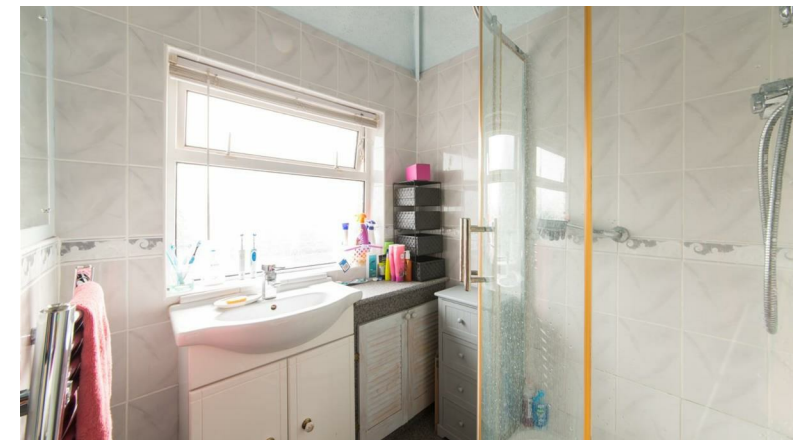
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External

Rear Garden



83 ST. JAMES AVENUE RAMSGATE



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	62
(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	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:

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