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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
7	17-20
6	21-25
5	26-30
4	31-35
3	36-40
2	41-45
1	46-50
Very energy efficient - lower running costs	
Energy Efficiency Rating	
Current	Potential
6.1	7.2



3 CHATHAM STREET
RAMSGATE



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RAMSGATE

£325,000

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The Property
Ombudsman

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miles & barr

YOUR PROPERTY AGENT

- Period property
- Versatile living
- Six bedrooms - ensuite to master
- Three reception rooms
- Four bathrooms

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George IV in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade II listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

ABOUT

Offered with no forward chain, Miles & Barr are delighted to bring to the market this lovely period property in central town location!

Accommodation is well presented with versatile accommodation arranged over five floors. There are six good sized bedrooms, with en-suite to the master, a further three bathrooms, an open plan reception room with lounge and dining areas, modern fitted kitchen, and a further reception room on the lower ground floor. The house is well presented throughout. This would make an ideal town center home, or a great rental. Located in the town, close to the station and a short distance from the sea front and Royal Harbour, internal viewing is highly recommended.

For further details and to book your viewing call 01843-570500

DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen 15'05 x 13'08 (4.70m x 4.17m)

Shower/WC

Lounge/Diner 24'09 x 13'09 (7.54m x 4.19m)

Lower Ground Floor

Reception Room 16'06 x 12'10 (5.03m x 3.91m)

Shower Room

Bedroom 9'08 x 10'05 (2.95m x 3.18m)

WC

First Floor

Bedroom/Office 10'07 x 11'00 (3.23m x 3.35m)

Bedroom 17'04 x 14'02 (5.28m x 4.32m)

Second Floor

Bathroom 11'02 x 10'05 (3.40m x 3.18m)

Bedroom 14'02 x 17'05 (4.32m x 5.31m)

Top Floor

Bedroom 10'00 x 9'11 (3.05m x 3.02m)

Bedroom 12'09 x 12'08 (3.89m x 3.86m)

En suite Shower Room

