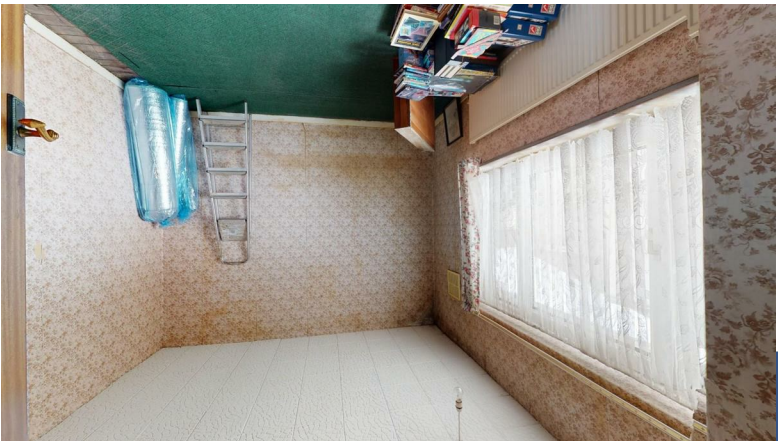


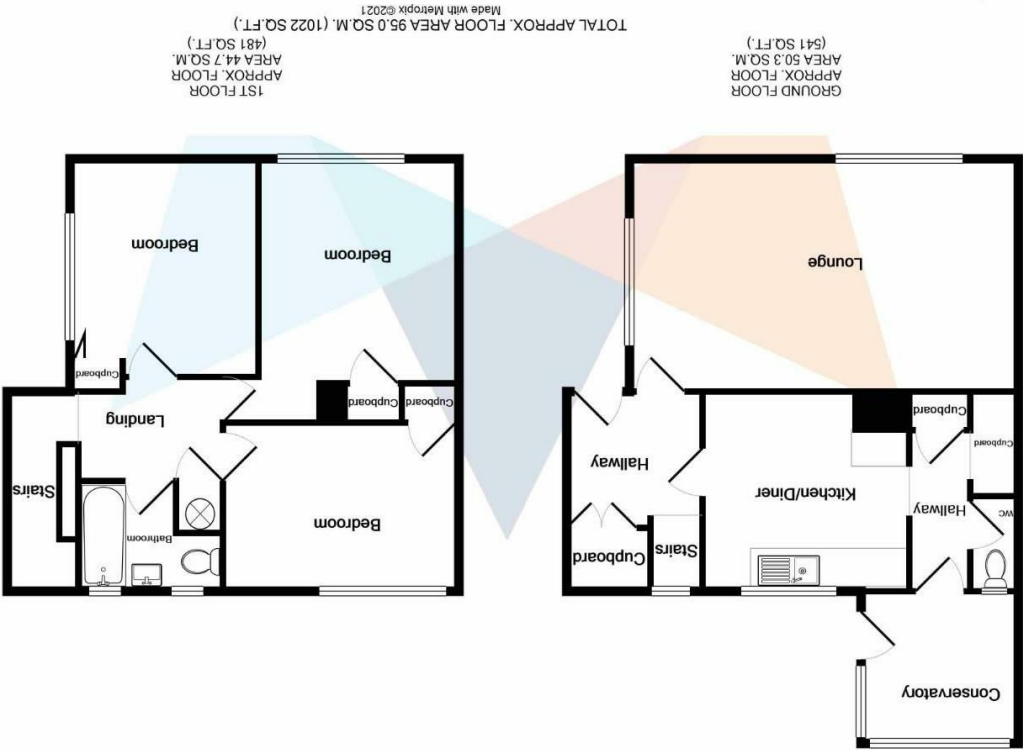
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating	
Current	Possible
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	77
B	77
C	77
D	77
E	77
F	77
G	77
Very energy efficient - lower running costs	



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47 MELBOURNE AVENUE  
RAMSGATE



47 MELBOURNE AVENUE  
RAMSGATE

£265,000

- Modernisation Required
- Three Double Bedrooms
- Off Road Parking
- Semi-Detached House
- Good Schooling Nearby
- Popular Location
- No Chain

### 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 1V 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

Three DOUBLE Bedroom Semi-Detached Home in Popular Location!

Miles & Barr are delighted to be offering to the market this three bedroom semi-detached house in the highly sought after Newington area. Located within walking distance to local amenities, train station with high speed links to London, and excellent schooling, this is a great family home.

The property is in need of modernisation throughout, offering spacious accommodation comprising; entrance hall, lounge/diner, kitchen leading through to a utility area, WC and lean to/conservatory on the ground floor. On the first floor you will find three good sized double bedrooms, all with cupboards, and the family bathroom. Externally to the front there is off street parking for two vehicles, whilst to the rear is a generous garden mainly laid to lawn, with side access and brick built shed.

Call sole agents Miles & Barr today to arrange your viewings now!!!

### DESCRIPTION

Entrance

Lounge 19'10 x 11'11 (6.05m x 3.63m)

Kitchen 10'06 x 10'02 (3.20m x 3.10m)

WC

Conservatory 8'04 x 7'10 (2.54m x 2.39m)

First Floor

Bedroom One 14'0 x 9'10 (4.27m x 3.00m)

Bedroom Two 12'01 x 8'06 (3.68m x 2.59m)

Bedroom Three 11'0 x 9'09 (3.35m x 2.97m)

Bathroom 7'06 x 5'0 (2.29m x 1.52m)

External

Rear Garden

