

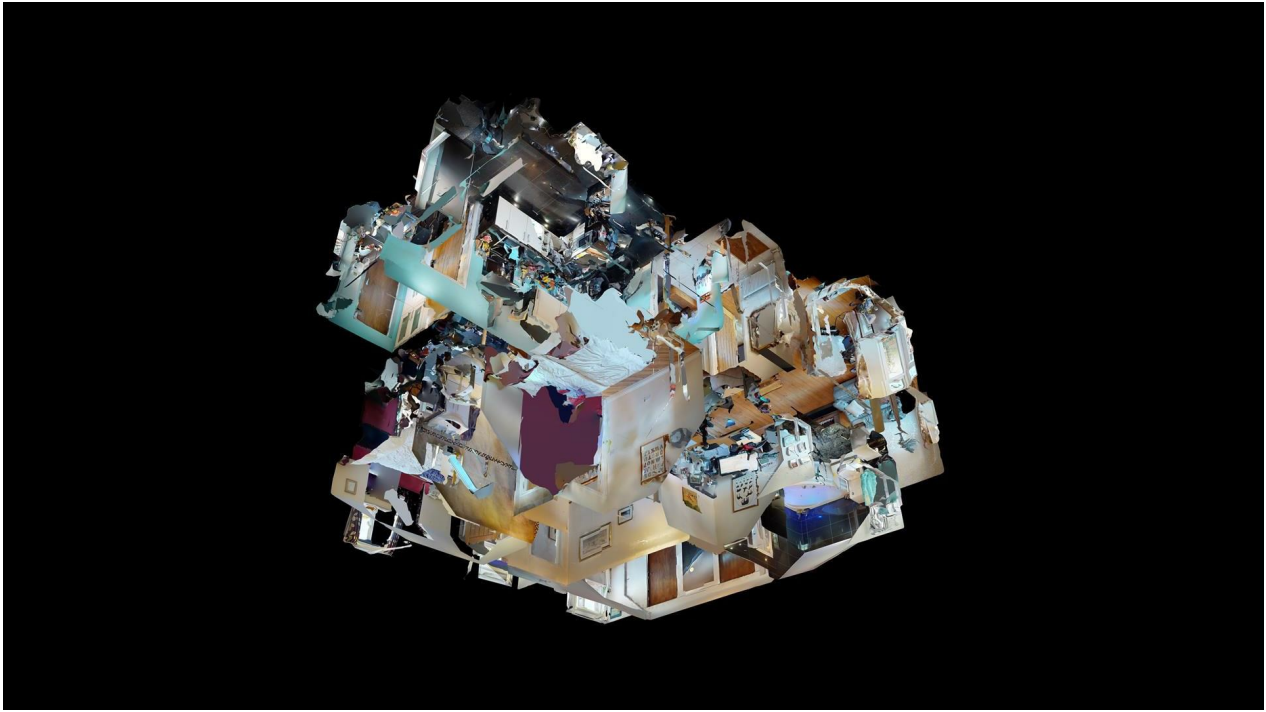
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating	
Current	Potential
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(35-50)	(51-60)
C	B
(61-80)	(81-90)
A	A
(91-100)	(101-120)
Very energy efficient - lower running costs	
75	83



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14 ORCHARD CLOSE  
RAMSGATE



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RAMSGATE

£400,000



- Detached Home
- Four/Five Bedrooms
- Home Office
- Garage
- Off Road Parking
- Popular Location
- Close to Shopping Centre
- Good Schooling Nearby

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

For sale by Modern Method of Auction; Starting Bid Price £400,000.00 plus Reservation Fee...

Extended FOUR Bedroom Detached Home with Off Road Parking and GARAGE!

Miles and Barr are delighted to bring to the market this wonderfully extended detached house located in a quiet close. This property is close proximity to Westwood Shopping Centre, good schooling at all levels, plus excellent transport links by road into Ramsgate and surrounding areas, and links by train including the high speed link to London, making this home ideally situated for all your needs.

The property has been extended and offers light and airy accommodation comprising; entrance hallway, large lounge with wooden flooring, and an office to the rear, a dining room with WC, and a further reception room/fifth bedroom. The generous modern fitted kitchen/breakfast room ahs all the mod cons and leads through to a utility area, and into the garage, which in turn has ample storage and electric door, and loft space. Upstairs the main bedroom offers en suite bathroom with shower, and built in wardrobes. There are two further double bedrooms, a single bedroom/office and shower room. Externally to the front of the property there is off street parking for two vehicles, whilst to the rear is a low maintenance garden, with rear access.

In a popular location, and with so much on offer, call sole agents Miles & Barr today to arrange your internal viewing on 01843 570500 !!!

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd" ...draft details, this brochure is yet to be signed off by the vendor.

DESCRIPTION

- Entrance
- Entrance Hall
- Kitchen 15'10 x 10' (4.83m x 3.05m)
- Utility Room 5' x 6'5 (1.52m x 1.96m)
- Day Room 11'11 x 10'4 (3.63m x 3.15m)
- Dining Room 19'2 x 11'04 (5.84m x 3.45m)
- WC
- Office 11'9 x 7' (3.58m x 2.13m)
- Lounge 18'4 x 11'10 (5.59m x 3.61m)
- First Floor
- Landing
- Bedroom 16'11 x 16'01 (5.16m x 4.90m)
- En Suite 10' x 8'11 (3.05m x 2.72m)
- Bedroom 10'2 x 9'3 (3.10m x 2.82m)
- Shower Room 9'2 x 5'7 (2.79m x 1.70m)
- Bedroom 9'9 x 9'3 (2.97m x 2.82m)
- Bedroom 8'3 x 7'8 (2.51m x 2.34m)
- Exterior
- Front Garden
- Garage 18'4 x 12'3 (5.59m x 3.73m)
- Rear Garden

