

**5 FLORA ROAD**  
**RAMSGATE**

**£175,000**

- Two bedroom mid-terrace
- Open plan lounge/diner
- Fitted kitchen
- Secluded rear garden
- 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 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

Miles & Barr are delighted to bring to the market this two bedroom terrace house nestled in the highly sought after Flora Road, in the Boundary Road area.

Accommodation comprises of an open plan lounge/diner as you walk in, adjacent to this is a utility area flowing through into the fitted kitchen to the rear of the house. On the first floor there is a great size double bedroom, a single bedroom, and the family bathroom. Externally there is a secluded rear garden accessed from the kitchen and easy parking on the road to the front and side.

The property would be a fantastic first time buy or investment property. Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

## DESCRIPTION

Entrance

Lounge 13'5 x 9'2

Dining Room 13'5 x 9'7

Utility area 5'3 x 3'2

Kitchen 12'6 x 7'3

First floor landing

Bedroom 13'8 x 9'5

Bedroom 10'2 x 6'1

Bathroom 7'9 x 7'3

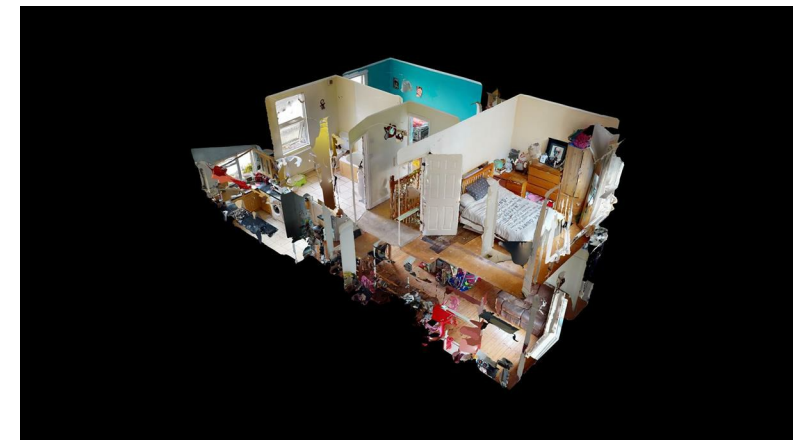
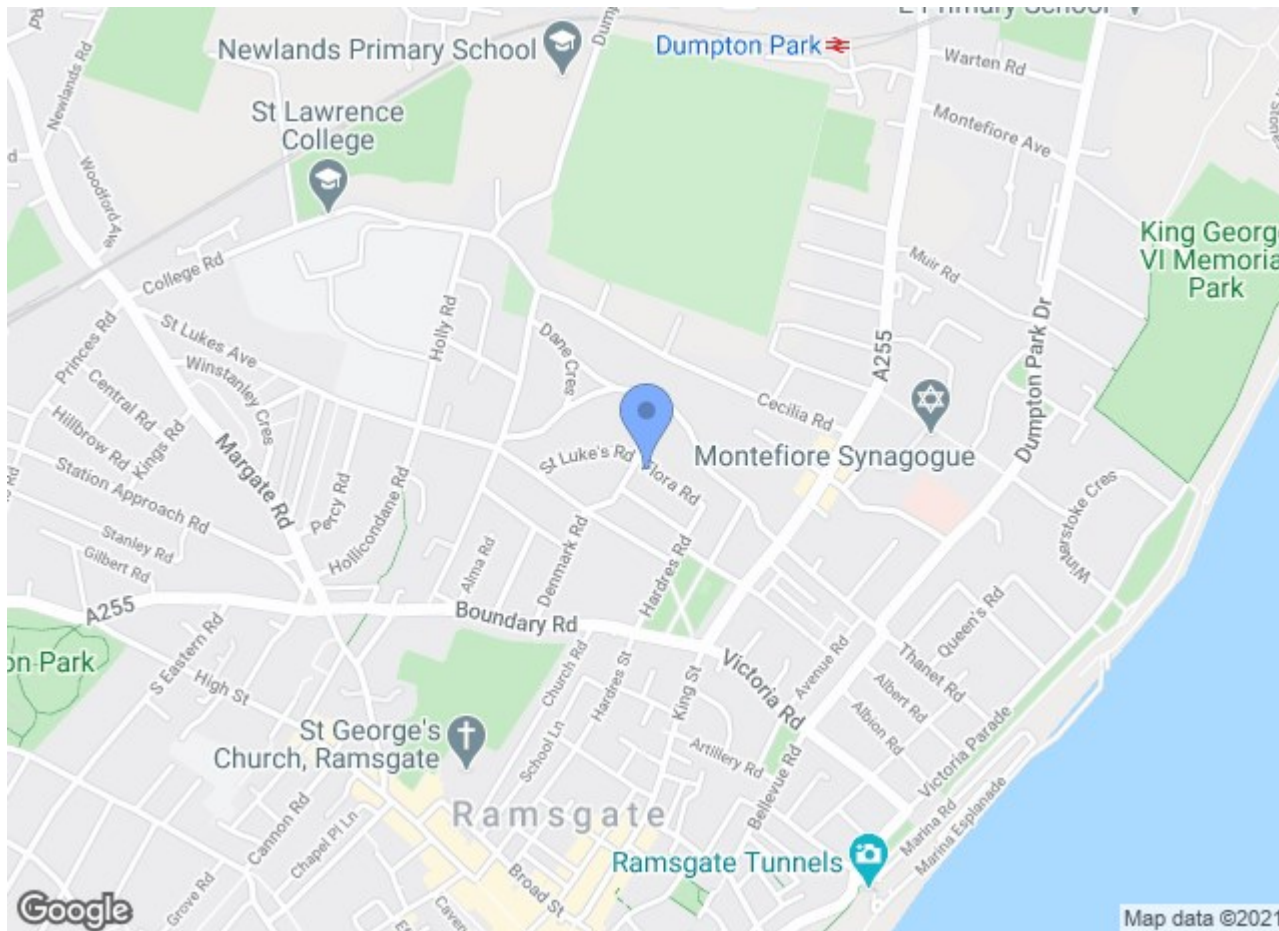
Rear garden







# 5 FLORA ROAD RAMSGATE



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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>66</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)