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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, 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:
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:



Energy Efficiency Rating	
Current	87
Potential	72
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

naea

propertymark

PROTECTED

aria

propertymark

PROTECTED

Relocation

PLANNING MEMBER

2020/2021

The Property

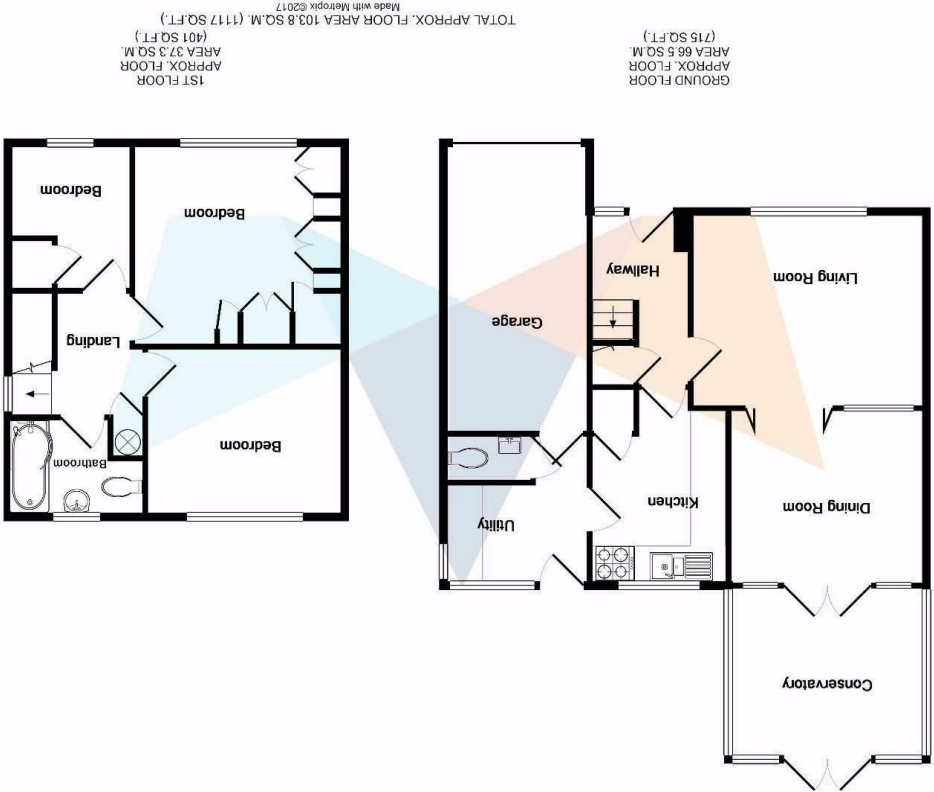
Ombudsman

...valuing people, not just property

miles & barr

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RYDAL AVENUE, RAMSGATE



RYDAL AVENUE
RAMSGATE

OFFERS IN EXCESS OF £400,000

- Council Tax Band – D
- Central Heating
- Gardens Laid To Lawn
- Two Receptions and Conservatory
- Two Garden Sheds
- Patio Areas
- Garage With Electric Door
- Double Glazing

ABOUT

MUST VIEW FAMILY HOME - SITUATED IN SOUGHT AFTER LOCATION

Lovely detached family home! Miles and Barr are delighted to bring to the market this spacious property, which boasts three bedrooms and a family bathroom on the first floor. On the ground floor there is a separate lounge and dining room (which could easily be made into one room with the relevant works), conservatory with double doors to the rear garden, fitted kitchen through to a utility room with access to the rear garden and a WC.

There is a good sized, private garden mainly laid to lawn to the rear with various patio areas for outside dining, a garage with electric door and access from the utility room, and driveway and lawned garden to the front. The property has been decorated to a high standard by the current owner.

Call the Ramsgate office of Miles and Barr now to book your appointment to view.

Please Note that under section 21 of the Estate Agents Act, Miles and Barr declare an Interest in this property.

DESCRIPTION

Ground Floor

Inner Hallway

Lounge 13'3 x 11'3 (4.04m x 3.43m)

Dining Room 11'2 x 9'11 (3.40m x 3.02m)

Conservatory 10'10 x 9'9 (3.30m x 2.97m)

Kitchen 8'6 x 7'9 (2.59m x 2.36m)

Utility Room 8'3 x 5'10 (2.51m x 1.78m)

WC 5'1 x 2'8 (1.55m x 0.81m)

First Floor

Bathroom 7'9 x 5'10 (2.36m x 1.78m)

Bedroom Two 11'4 x 9'7 (3.45m x 2.92m)

Bedroom One 11'5 x 10'2 (3.48m x 3.10m)

Bedroom Three 8'4 x 6'11 (2.54m x 2.11m)

External

Front Garden/Driveway

Garage 16'6 x 8'4 (5.03m x 2.54m)

Rear Garden 60' (18.29m)

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.

