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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (93 kWh)	G (17-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-50)
E (46-54)	C (51-60)
F (31-40)	B (61-70)
G (17-20)	A (71-80)
Current	Possible



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Relocation

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The Property Ombudsman

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miles & barr

YOUR PROPERTY AGENT

23 KINGS AVENUE  
RAMSGATE



23 KINGS AVENUE  
RAMSGATE

£250,000

- Offered with no forward chain
- Two bedroom detached bungalow
- Off street parking
- Conservatory
- Southerly facing rear garden

## 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 thrilled to be offering with no forward chain this two bedroom detached bungalow with off street parking and southerly facing rear garden.

Accommodation is deceptively spacious and comprises of an entrance hall with doors leading into the principle rooms, these include the lounge and double bedroom to the front. The lounge boasts feature fireplace and bay window. Towards the rear of the bungalow is the second double bedroom, bathroom and kitchen with fitted floor and wall units along with space for a dining room table. Adjacent to the kitchen is a conservatory to the rear of the bungalow with views over the southerly facing garden. Externally there is off street parking, a front garden and a secluded rear garden with pond.

Call Miles & Barr today on 01843 570500 to arrange your viewing now!!!

## DESCRIPTION

Entrance

Entrance Hall

Lounge 16' x 10'10 (4.88m x 3.30m)

Conservatory 13'6 x 8'7 (4.11m x 2.62m)

Kitchen/Breakfast Room 10'9 x 10'2 (3.28m x 3.10m)

Bedroom One 13'4 x 10'10 (4.06m x 3.30m)

Bedroom Two 9'7 x 7'6 (2.92m x 2.29m)

Bathroom 6'6 x 6'2 (1.98m x 1.88m)

Exterior

Front Garden

Rear Garden

