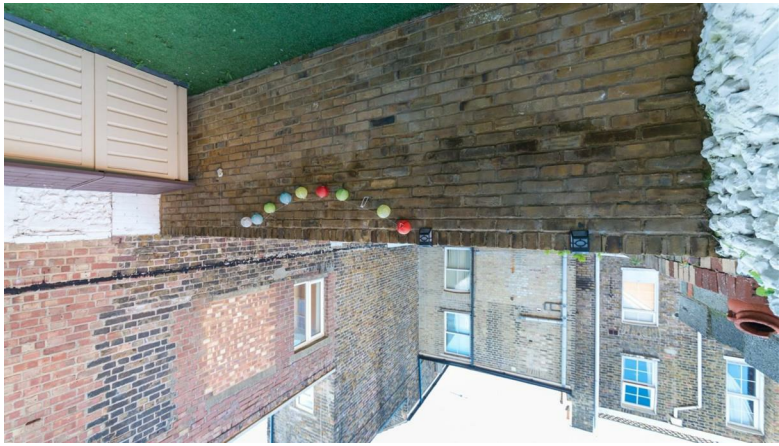


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(65-80)	C
(55-64)	D
(43-54)	E
(21-30)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	66
Possible	85



46 SCHOOL LANE

RAMSGATE



51 Queen Street, Ramsgate, Kent, CT11 9EJ
t 01843 570500 e ramsgate@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT



46 SCHOOL LANE
RAMSGATE

£189,995

- Two bedroom detached house
- Quiet lane
- Walking distance to town centre
- No forward chain
- Downstairs W/C

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 11 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 detached house nestled on the quiet School Lane.

Accommodation is well proportioned with an open planned L-shaped living area with kitchen on the ground floor. The kitchen boasts fitted floor and wall units, roll top work surfaces, ceramic hob with extractor over and oven under. There is also space for a dining room table adjacent to the kitchen and a downstairs W/C in the hall. Venture to the first floor to find two good sized double bedrooms and the family bathroom with shower attachment over the bath. Externally there is a courtyard garden to the rear which is ideal for entertaining and barbequing.

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

DESCRIPTION

- Entrance
- Entrance Halll
- Kitchen/Lounge 19'3 x 13'9 (5.87m x 4.19m)
- Downstairs WC
- First Floor
- Landing
- Bathroom 6'5 x 5'7 (1.96m x 1.70m)
- Bedroom One 10'1 x 6'11 (3.07m x 2.11m)
- Bedroom Two 9'4 x 6'9 (2.84m x 2.06m)
- Exterior
- Front Garden
- Rear Garden

