



**ORCHARD CLOSE**  
**RAMSGATE**

**£350,000**

- Two bedrooms
- Detached bungalow
- Cul de sac location
- No onward chain
- Garage & Parking
- Conservatory

## 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

NO ONWARD CHAIN!

Miles and Barr are delighted to offer to the market this detached bungalow located in the very popular and quiet residential location of Orchard Close, Ramsgate. Internally the accommodation comprises of two bedrooms, family bathroom, bay fronted sitting room to the front of the bungalow, spacious kitchen and there is a conservatory to the rear which is positioned perfectly to enjoy the sunny aspect mature garden which is mostly laid to lawn with a sun trap patio area. Overall in our opinion the property is ready to move straight into and is located ideally to take advantage of all the local amenities, including but not limited to the Westwood Cross Shopping Hub, excellent transport links and local schools.

## DESCRIPTION

Entrance Porch

Hall

Lounge 15'10 x 12'1

Kitchen / Dining Room 13'3 x 9'3

Conservatory 8'5 x 12'3

Bedroom 15'7 x 9'4

Bedroom 12 x 9'7

Bathroom

Utility Room 11'3 x 5'10

Additional WC

Storage room

Front Garden

Rear Garden

Off street parking

Garage



# ORCHARD CLOSE RAMSGATE



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)