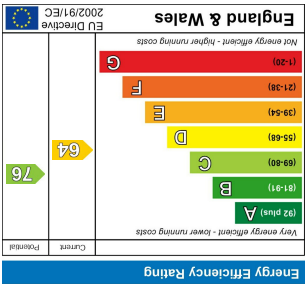


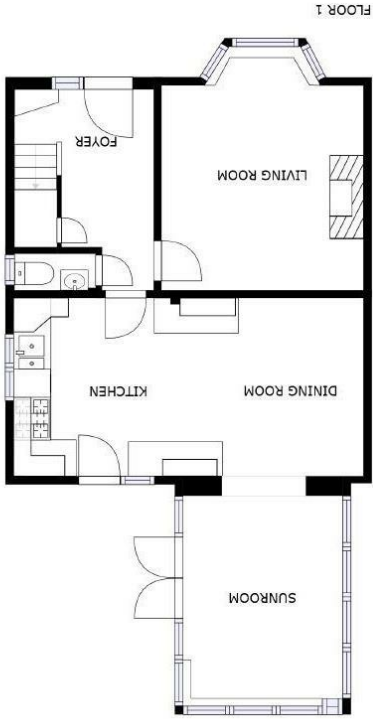
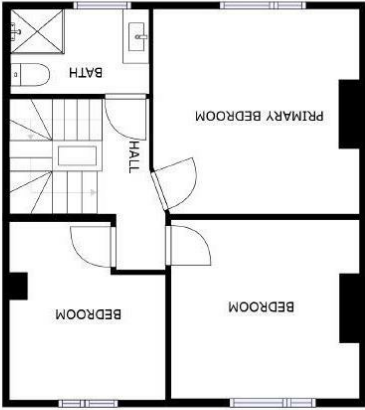
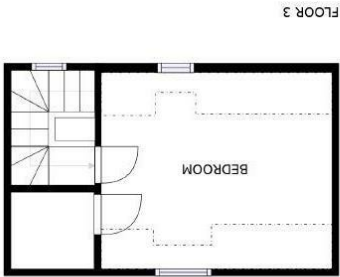
www.milesandbarr.co.uk/referral-fee-disclosure

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 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:



Matterport

GROSS INTERNAL AREA:
FLOOR 1: 616 sq. ft. FLOOR 2: 475 sq. ft.
FLOOR 3: 156 sq. ft. EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 62 sq. ft.
TOTAL: 1246 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATIONS, ACTUAL MAY VARY.



QUEENS AVENUE RAMSGATE



QUEENS AVENUE
RAMSGATE

£400,000

- Council Tax Band – B
- Four Bedrooms
- Kitchen/Diner
- Garden Room
- Shower Room
- Downstairs Cloakroom
- Stunning Gardens
- Vacant Possession
- Lounge

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

MOVE STRAIGHT IN. This extended semi detached house is situated in a pleasant and popular residential location on the outskirts of town. With its accommodation arranged over three floors on offer there are four bedrooms, lounge, fitted kitchen/diner, garden room, family bathroom, downstairs cloakroom, 80ft rear garden with outside kitchen and out house and front garden. There is the added benefit of double glazing, central heating and immediate vacant possession. An early internal inspection come highly recommended in order to appreciate this ideal family home.

DESCRIPTION

- Ground Floor
- Entrance Hall
- Cloak Room 4'84 x 2'4 (1.22m x 0.71m)
- Lounge 13'8 x 11'9 (4.17m x 3.58m)
- Kitchen/Diner 20'7 x 10'5 (6.27m x 3.18m)
- Garden Room 12'2 x 8'77 (3.71m x 2.44m)
- First Floor
- Bedroom One 13 x 11'3 (3.96m x 3.43m)
- Bedroom Two 11'1 x 10'5 (3.38m x 3.18m)
- Bedroom Three 10'5 x 9'2 (3.18m x 2.79m)
- Shower Floor 8'2 x 5 (2.49m x 1.52m)
- Second Floor
- Bedroom Four 13'7 x 11'5 (4.14m x 3.48m)
- External
- Rear Garden
- Front Garden

