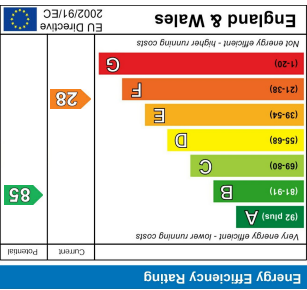


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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YOUR PROPERTY AGENT



11 WOODVILLE ROAD  
RAMSGATE

£235,000



- Semi-Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Off Road Parking
- Garage
- Popular Location
- Quiet Close
- Close to Station

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

Two Bedroom Semi-Detached Bungalow in Popular Location!

Miles and Barr are delighted to present to the market this two bedroom semi-detached bungalow located in the sought-after quiet cul-de-sac location, Woodville Road.

The property is currently undergoing home improvements by the current owner, and offers accommodation comprising; bay fronted lounge, main bedroom with a lovely rear aspect out to the garden, fitted three-piece bathroom suite, modern fitted kitchen, dining area, and lean to at the rear. Outside to the rear there is a private enclosed garden that is mostly laid to patio and a garage.

The location is a popular residential area with excellent access to local amenities and great transport links to the local Westwood Cross shopping hub and Ramsgate Town, so please call sole agents Miles and Barr on 01843 570500 to organise your personal viewing appointment today.

DESCRIPTION

- Ground Floor
- Entrance Hall
- Lounge 15'10 x 10'10 (4.83m x 3.30m)
- Bedroom 14'11 x 9'11 (4.55m x 3.02m)
- Bedroom 8'10 x 8'03 (2.69m x 2.51m)
- Kitchen 9'02 x 8'02 (2.79m x 2.49m)
- Dining Room 11'02 x 10'06 (3.40m x 3.20m)
- Bathroom 6'03 x 6'00 (1.91m x 1.83m)
- Lean To
- External
- Front Garden
- Off Road Parking
- Rear Garden
- Garage

