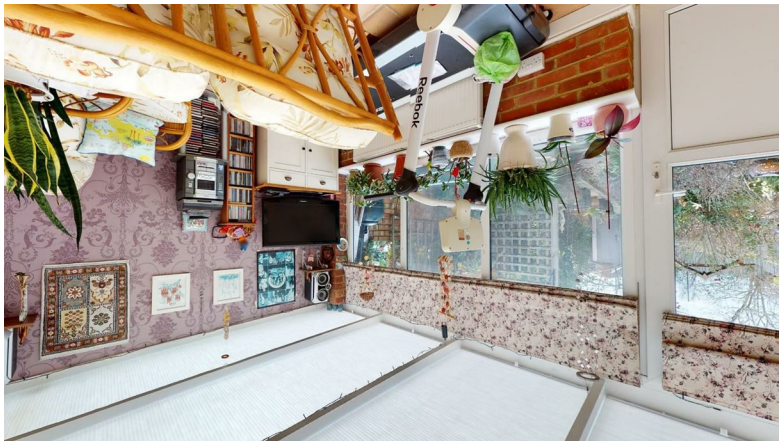
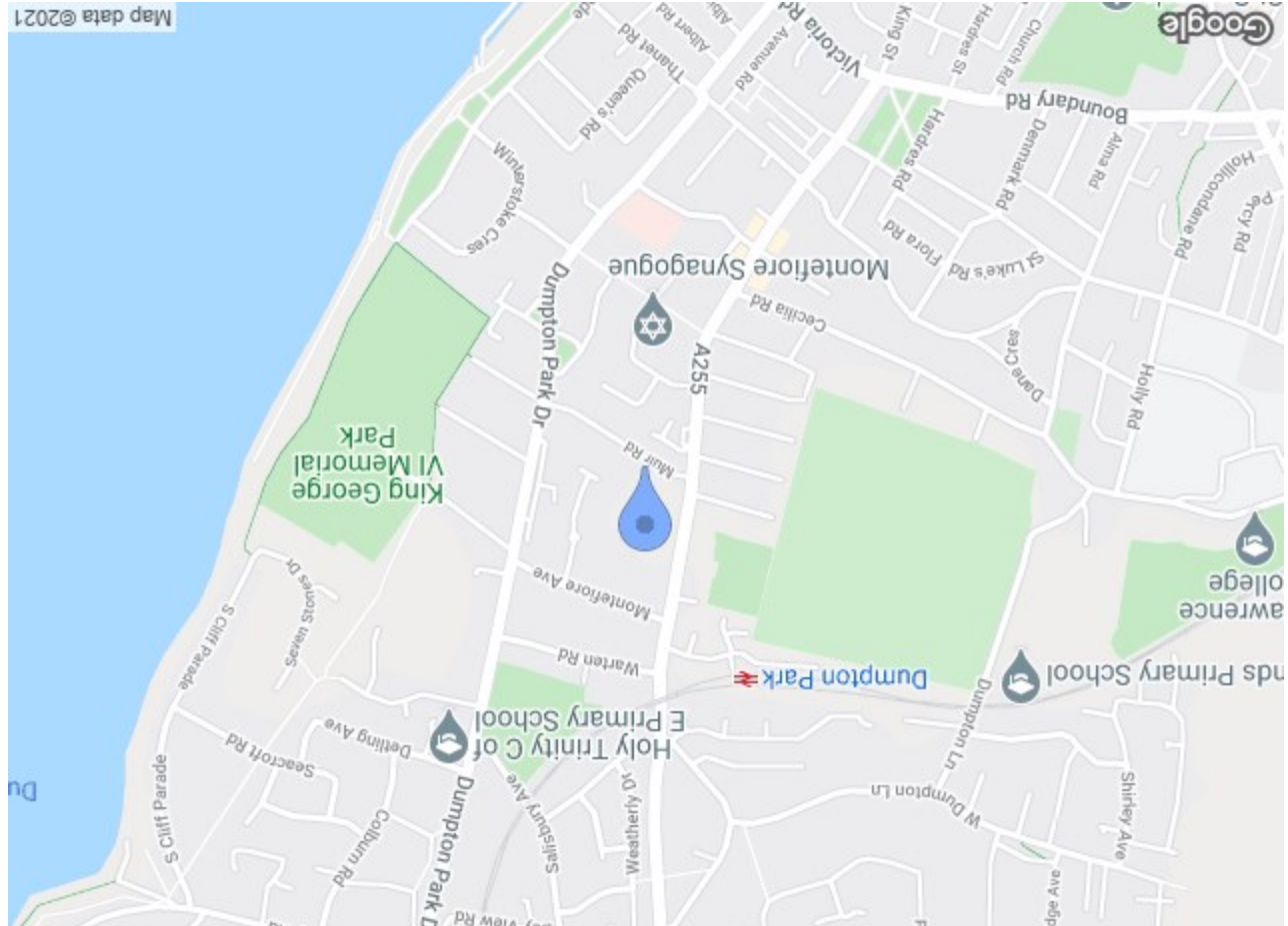


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
Current	Potential
67	84



12 MUIR ROAD
RAMSGATE



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

miles & barr
YOUR PROPERTY AGENT



12 MUIR ROAD
RAMSGATE

£275,000

- Offered with no forward chain
- Three bedroom terrace home
- Bay fronted
- Conservatory
- Downstairs W/C and utility room

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 IV 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 bring to the market this elegantly presented three bedroom terraced home, nestled in the very sought after, Muir Road.

Accommodation is well-proportioned and boasts a bright entrance hall flowing into the open plan L-shaped kitchen/dining with lounge adjacent. The lounge is at the front of the property with bay window allowing ample sunlight in. The kitchen area has fitted floor and wall units along with integrated oven and hob over, the dining area has space for a four/six seater table and American fridge freezer. Towards the rear of the house there is a spacious conservatory with access to the downstairs W/C and utility area. On the first floor there are three good sized bedrooms and the family bathroom with shower attachment over the bath. Externally there is a small well-kept frontage and a manicured, secluded rear garden.

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

DESCRIPTION

Entrance

Lounge 12'8 x 10'4 (3.86m x 3.15m)

Dining Room 11'7 x 9'6 (3.53m x 2.90m)

Conservatory 12'2 x 8'7 (3.71m x 2.62m)

Utility with WC

Kitchen 8'2 x 6'3 (2.49m x 1.91m)

First Floor

Bedroom One 12'10 x 8'9 (3.91m x 2.67m)

Bedroom Two 11'6 x 9'2 (3.51m x 2.79m)

Bedroom Three 7'11 x 5'10 (2.41m x 1.78m)

Bathroom 6'1 x 5'4 (1.85m x 1.63m)

External

Rear Garden

