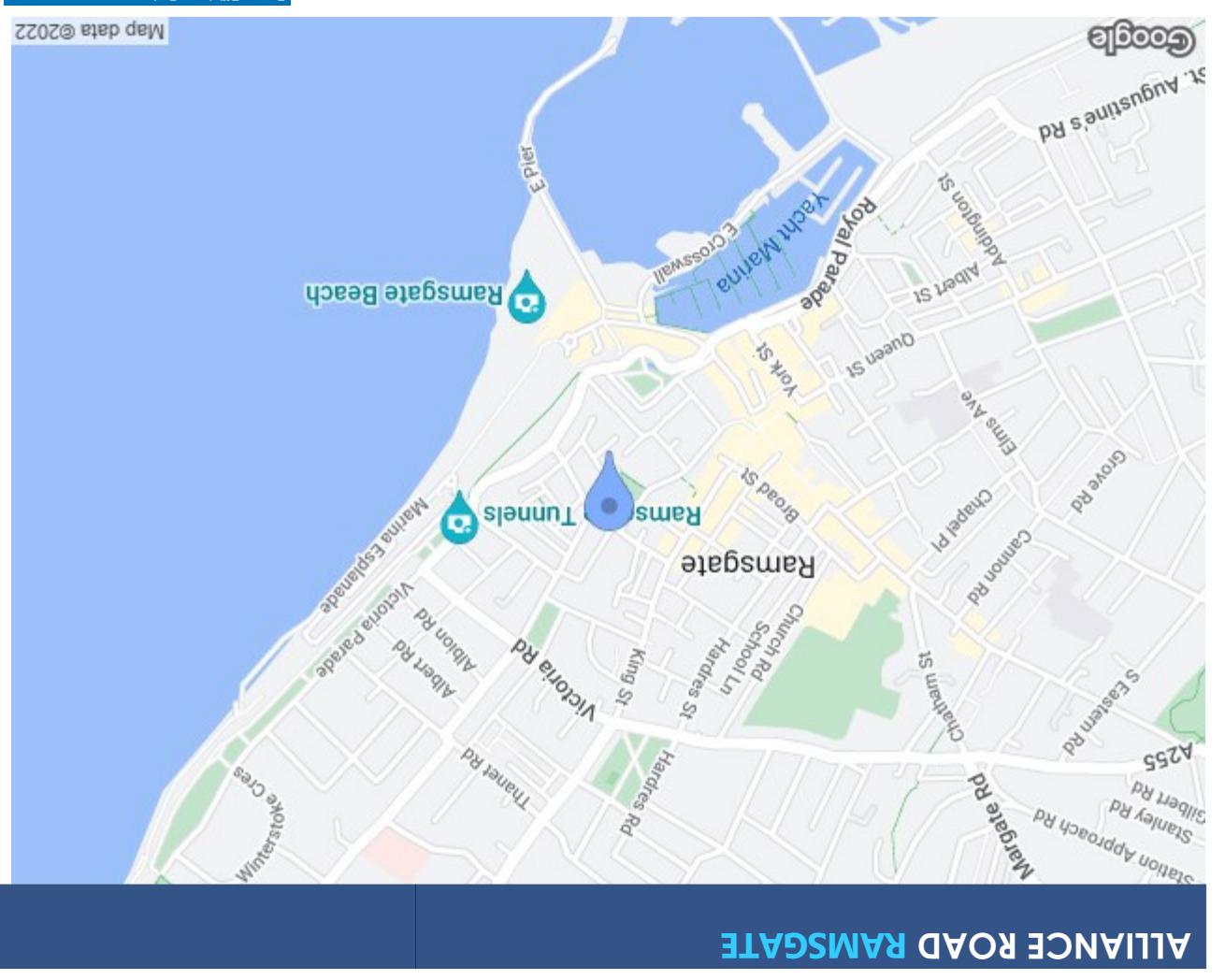
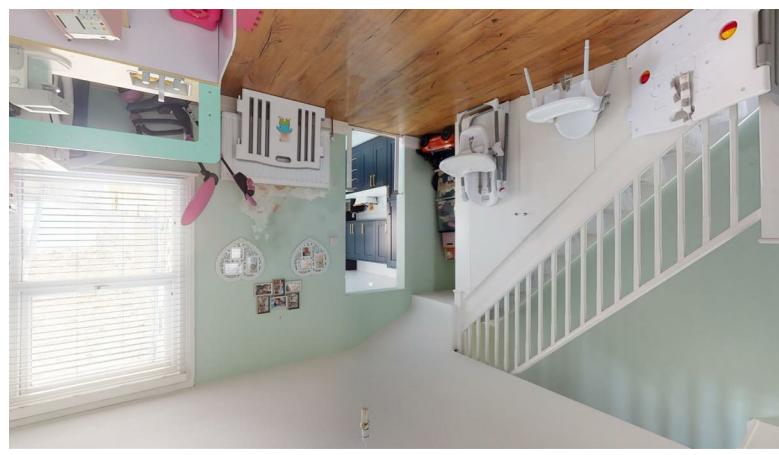


31 Queen Street, Ramsgate, Kent, CT11 9EJ  
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The logo for miles & bars, featuring the brand name in a bold, sans-serif font with a registered trademark symbol. To the right of the text is a graphic element consisting of three overlapping triangles in light blue, dark blue, and orange.



# ALLIANCE ROAD RAMSGATE



# ALLIANCE ROAD RAMSGATE

£275,000

- Council Tax Band: B
- Close To Seafront
- Quiet Location
- No Chain
- Must view property
- Two Bedroom Mid Terrace House

## ABOUT

TWO BEDROOM MID TERRACE HOUSE JUST A SHORT WALK TO ROYAL HARBOUR, NO CHAIN!

Miles and Barr are delighted to bring to market this lovely character mid terrace house. This home is conveniently situated close to the town centre of Ramsgate as well as the harbour, cliff top and sandy beaches. The mainline railway station offers fast and frequent connections to central London. The property comprises of a large dual aspect open plan lounge and dining room and a kitchen on the ground floor. To the first floor is two bedrooms as well as a good size bathroom. To the rear a small courtyard garden while the front has a small garden area.

No chain! Call now to arrange an appointment to view.

## 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.

## DESCRIPTION

Entrance

Hallway

Lounge 13'2 x 12'3 (4.01m x 3.73m)

Dining Room 13'1 re call 11 x 3 window (3.99m re call 3.35m x 0.91m window)

Kitchen 9'6 x 11'2 (2.90m x 3.40m)

First Floor

Bedroom One 8'2 x 11'3 (2.49m x 3.43m)

Bedroom Two 12'7 x 11'9 (3.84m x 3.58m)

Bathroom 12'6 x 13'3 (3.81m x 4.04m)

External

Garden

