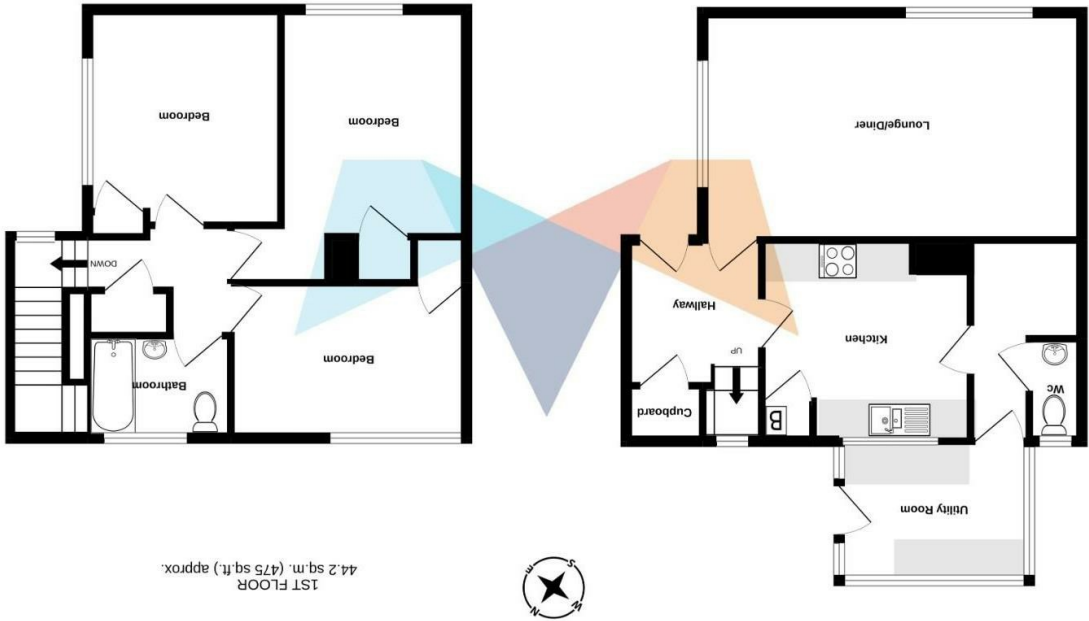


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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	(17-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	
Current	Possible
73	86

Miles & Barr has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error. The services, appliances and specific fittings have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR
50.6 sq.m. (545 sq.ft.) approx.

1ST FLOOR
44.2 sq.m. (475 sq.ft.) approx.

BENGAL ROAD RAMSGATE



BENGAL ROAD
RAMSGATE

£310,000

- Council Tax Band: B
- School Catchment Area
- Off Road Parking
- Spacious Interior
- Ready To Move Into
- Sunny Rear Garden
- Three Bedroom Family Home

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

Miles & Barr are delighted to bring to the market this immaculately presented three bedroom family home in the Newington area.

Accommodation is exceptionally spacious and testament to the current owners, is finished to a modern standard throughout. Upon entry there is a large hall which leads into the lounge to the front of the property, towards the rear of the property is the large open aspect kitchen/diner with fitted floor and wall units along with space and plumbing for white goods. On the first floor there are three double bedrooms and contemporary family bathroom.

Externally there is off street parking at the front and a secluded and beautifully matured lawn rear garden.

DESCRIPTION

Ground Floor

Entrance

Lounge 19'02 x 11'10 (5.84m x 3.61m)

Kitchen 10'08 x 10'03 (3.25m x 3.12m)

Utility Room 10'04 x 5'09 (3.15m x 1.75m)

W/C 5'05 x 4'01 (1.65m x 1.24m)

Conservatory / Utility Room 10'05 x 7'06 (3.18m x 2.29m)

First Floor

Bedroom One 14'01 x 9'10 (4.29m x 3.00m)

Bedroom Two 12'0 x 8'05 (3.66m x 2.57m)

Bedroom Three 11'02 x 9'07 (3.40m x 2.92m)

External

Rear Garden

