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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	(61-80)
A	(81-90)
A	(91-100)
Very energy efficient - lower running costs	
Current	Possible



While every attempt 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. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA: 69.8 sq.m. (751 sq.ft.) approx.



DENMARK ROAD RAMSGATE



DENMARK ROAD  
RAMSGATE

£250,000



- Council Tax Band – B
- Semi-Detached House
- Two Double Bedrooms
- Generous Rear Garden
- Popular Location
- Excellent First Time Buy
- Ideal Investment
- No Chain

## 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

A Great Opportunity to own an Excellent Property...

Miles & Barr are delighted to offer this two double bedroom semi-detached home to the market, located in a popular area Ramsgate. The property is moments away from local amenities, the seafront and offers great transport links via road and train.

Accommodation is arranged over two floors and upon entry you are greeted by an entrance hallway which leads through to the front to back lounge/diner, and the kitchen. Upstairs there are two double bedrooms, with a family bathroom. Outside to the front is a small garden and shared off road parking, whilst to the rear is a generous private garden, mainly laid to lawn and patio.

Perfect for a first time buy and investor alike, this home is sure to be a popular one, so call sole agents Miles & Barr today to arrange your viewings now!

## DESCRIPTION

Entrance

Lounge 22'06 x 9'11 (6.86m x 3.02m)

Kitchen 8'05 x 8'05 (2.57m x 2.57m)

First Floor

Bedroom One 17'03 x 8'05 (5.26m x 2.57m)

Bedroom Two 13'10 x 9'08 (4.22m x 2.95m)

Bathroom 7'02 x 5'07 (2.18m x 1.70m)

Rear Garden

