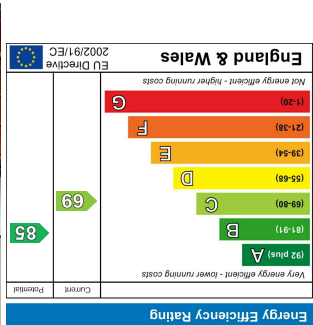


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



24 ELMS AVENUE RAMSGATE



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miles & barr
YOUR PROPERTY AGENT



24 ELMS AVENUE
RAMSGATE

£299,995

- Three bedroom period terrace home
- Secluded rear garden
- Period features
- Cellar
- Central Ramsgate
- Bay fronted
- School catchment area

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 delighted to bring to the market this elegantly presented three bedroom, period terrace house situated in the heart of Ramsgate just a short walk to the Royal Harbour and town centre.

Accommodation is extremely spacious throughout and the current vendors have been very sympathetic to the age of the property. Upon entry there is a bright hall with doors leading into the bay fronted lounge to the left which flows into the dining room/second reception room. Towards the rear of the property is the large kitchen with fitted floor and wall units along with space and plumbing for white goods and a range cooker. There is also access to the cellar from the entrance hall. Venture to the first floor to find three great sized bedrooms, the master boasts bay window and feature fireplace, there is also a family bathroom adjacent to the landing with shower attachment above the bath. Externally there is a well kept front garden along with a secluded rear garden.

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

DESCRIPTION

Entrance

Lounge 13'4 x 12'7 (4.06m x 3.84m)

Dining Room 11'11 x 10'10 (3.63m x 3.30m)

Kitchen 15'1 x 9'3 (4.60m x 2.82m)

First Floor

Bedroom One 16'1 x 13'4 (4.90m x 4.06m)

Bedroom Two 11'11 x 10'10 (3.63m x 3.30m)

Bedroom Three 9'3 x 7'9 (2.82m x 2.36m)

Bathroom 6'10 x 5'8 (2.08m x 1.73m)

External

Rear Garden

