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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(21-30)
G	(1-20)
Very energy efficient - lower running costs	
Current	Possible
86	50



WINDERMERE AVENUE RAMSGATE



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WINDERMERE AVENUE
RAMSGATE

£495,000

- Five Bedroom Family Home
- Off Road Parking and Garage
- Elevated Views across Pegwell Bay
- Generous Garden
- Extended Open Plan Kitchen/Breakfast/Diner
- Potential for Utility Room
- Popular Location
- Excellent Transport Links
- Good Schools Nearby

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

Beautifully Presented EXTENDED FIVE Bedroom House with Off Street Parking and GARAGE!

Miles and Barr are very pleased to offer this five bedroom bungalow to the market located in a very popular and quiet road in Nethercourt. This home is within easy reach of Ramsgate High Street, excellent transport links by road and train, including the High Speed link to London, making this home ideally set for all your needs.

This home is in excellent condition throughout, having been extended and updated in the owners time here, and provides spacious accommodation comprising; entrance hallway, lounge, storage room which could be used as a utility room, with the extended modern fitted kitchen/diner with breakfast bar, and patio doors to the rear garden. Upstairs on the first floor are two double bedrooms and two single bedrooms, family bathroom, and the main double bedroom with Juliette balcony and elevated views of Pegwell Bay and the coast line, with shower en suite. Situated on a corner plot, outside to the front is low maintenance block paving, with off road parking and to the rear is further off road parking and a garage. The garden itself is mainly laid to lawn and patio, and enjoys the afternoon/evening sun.

An excellent example of an extended home, in a popular area, please call sole agents Miles and Barr to arrange your internal viewing.

DESCRIPTION

Entrance

Entrance Hall

WC 9'10 x 6'10 (3.00m x 2.08m)

Lounge 15'10 x 11'06 (4.83m x 3.51m)

Kitchen/Diner 21'11 x 12'11 (6.68m x 3.94m)

First Floor

Bedroom One 14'05 x 12'11 (4.39m x 3.94m)

En-Suite 7'03 x 5'11 (2.21m x 1.80m)

Bedroom Four 9'08 x 7'01 (2.95m x 2.16m)

Bedroom Three 9'09 x 9'04 (2.97m x 2.84m)

Bedroom Two 11'07 x 9'10 (3.53m x 3.00m)

Bedroom Five 8'0 x 5'09 (2.44m x 1.75m)

Bathroom 6'06 x 5'08 (1.98m x 1.73m)

External

Rear Garden

