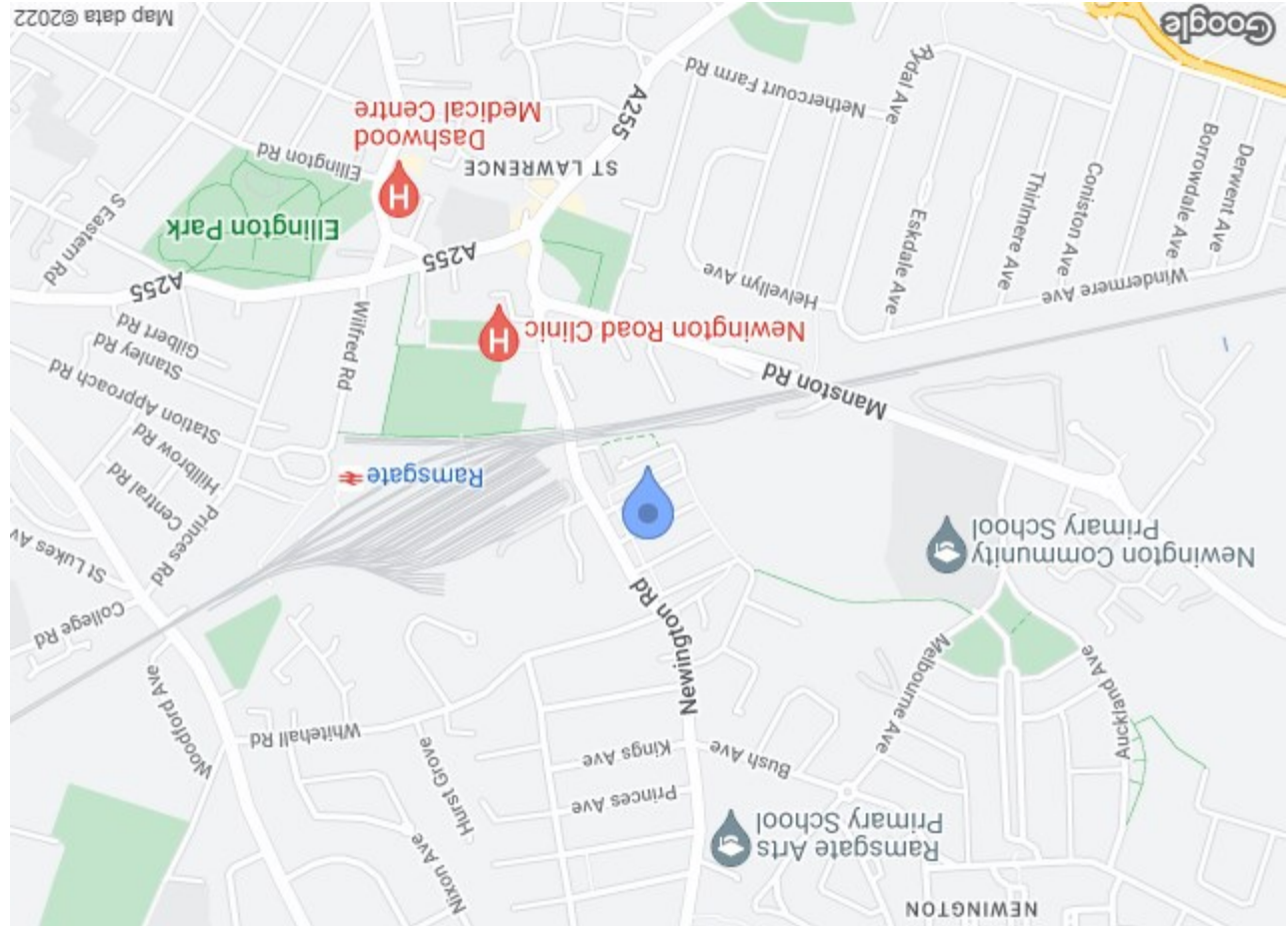


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)

**noea** **property** **network** **PROTECTED**  
**aria** **property** **network** **PROTECTED**  
**Relocation** **PLATINUM** **MEMBER** **2020/2021**  
**The Property Ombudsman**

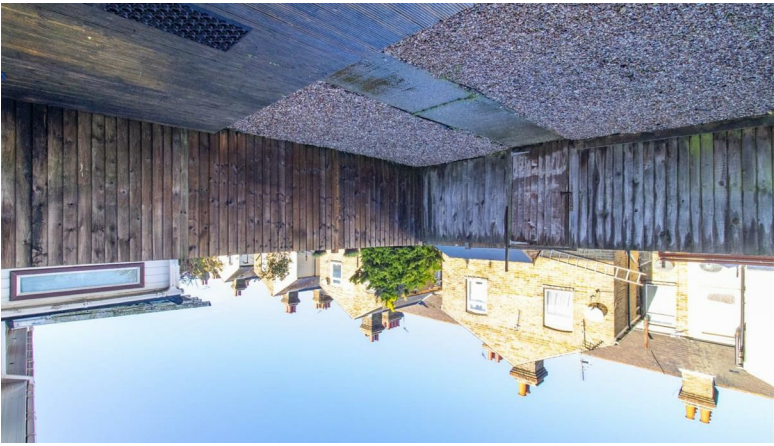
51 Queen Street, Ramsgate, Kent, CT11 9EJ  
01843 570500 e. [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)

**miles & barr** ...valuing people, not just property



TELHAM AVENUE RAMSGATE

Energy Efficiency Rating	
Current	Possible
81	68
Very energy efficient - lower running costs	
A (77 plus)	
B (61-76)	
C (55-60)	
D (45-54)	
E (35-44)	
F (21-34)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



**miles & barr**

TELHAM AVENUE  
RAMSGATE

£275,000



- Chain Free
- Three Bedrooms
- Close To Train Station
- Short Drive To Westwood Cross
- 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

CHAIN FREE STUNNING THREE BEDROOM HOME WITH PARKING FOR SALE!

Miles and Barr are delighted to offer this three bedroom mid terrace home for sale.

Internally the home offers a lounge and dining area, separate kitchen downstairs. Upstairs there is two double bedrooms, one single and the main family bathroom.

The home also benefits from parking for one or two cars, an integral garage and a rear garden with decking.

This home is offered with no onward chain. Call Miles and Barr today to arrange your viewing

DESCRIPTION

- Entrance
- Lounge 15'0 x 18'7 (4.57m x 5.66m)
- Kitchen 6'9 x 6'10 (2.06m x 2.08m)
- First Floor
- Bedroom One 10'10 x 12'3 (3.30m x 3.73m)
- Bedroom Two 11'6 x 12'2 (3.51m x 3.71m)
- Bedroom Three 8'9 x 8'6 (2.67m x 2.59m)
- Bathroom
- External
- Rear Garden
- Off Street Parking

