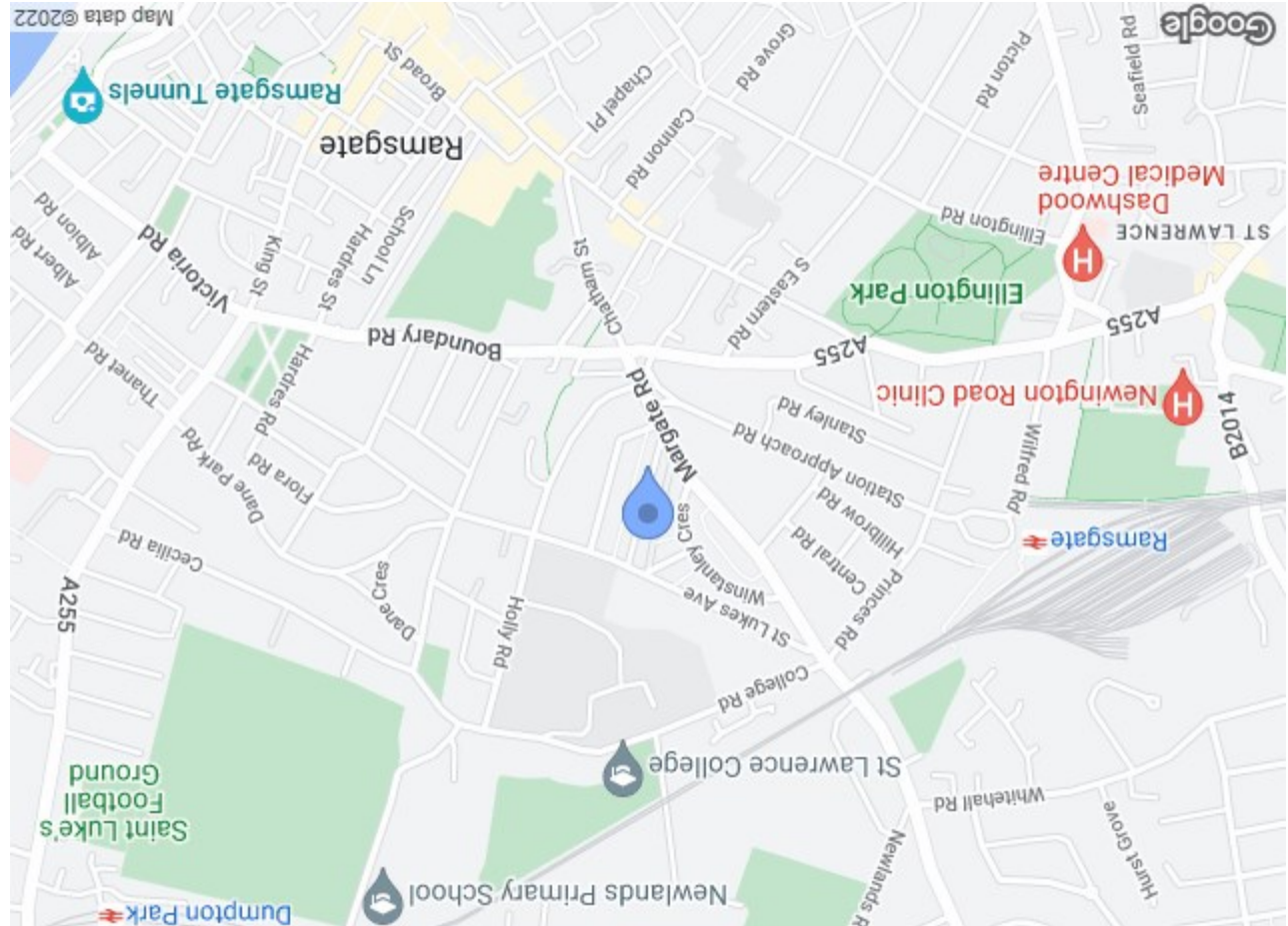


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

noed **propertymark** **protected** **orla** **propertymark** **protected** **Relocation** **PLATINUM MEMBER** **2020/2021** **The Property Ombudsman**

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



ALEXANDRA ROAD RAMSGATE

Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-54)
F	(21-48)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



miles & barr

ALEXANDRA ROAD
RAMSGATE

£210,000

- Excellent First Time Buy
- Ideal Investment
- Modernisation Required
- Beautiful Rear Garden
- Two Double Bedrooms
- Close To Train Station
- Local Amenities 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

Perfect First Time Buyer Opportunity!

Miles and Barr are delighted to present to the market this two bedroom mid-terrace house located along Alexandra Road, on the east side of Ramsgate. Internally the property has been well maintained and updated in areas by the current owners to offer a fantastic first time home.

The accommodation is comprised of a living room to the front, a dining room leading to the kitchen to the rear. Upstairs holds two spacious double bedrooms, and a family bathroom. The external space is a beautiful private rear garden, with rear access.

The location of the home offers ample schools, shops and amenities in the area, it also finds itself within walking distance to multiple bus stops as well as Ramsgate Train Station with its High-Speed Links to London St Pancras making it a perfect home to commute from.

A great first time buy or investment alike, please contact sole agents Miles and Barr today to organise your personal viewing appointment!

DESCRIPTION

Ground Floor

Living Room 13'00 x 10'03 (3.96m x 3.12m)

Dining Room 13'00 x 9'10 (3.96m x 3.00m)

Kitchen/Diner 10'08 x 6'03 (3.25m x 1.91m)

First Floor

Bedroom One 13'00 x 10'02 (3.96m x 3.10m)

Bathroom 10'10 x 6'03 (3.30m x 1.91m)

Bedroom Two 13'00 x 9'10 (3.96m x 3.00m)

External

Rear Garden

