



MANSTON ROAD
RAMSGATE

£335,000

- Four bedroom end of terrace house
- Garage en bloc
- Allocated parking space
- Short walk to supermarket
- Golf course nearby
- Easy access to the Thanet Way
- Ample storage
- Downstairs W/C

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

Miles & Barr are privileged to bring to the market this immaculately presented, four bedroom town house in a relatively new development, just a short walk from supermarkets, golf course and more.

Accommodation is arranged over three floors and boasts a large open plan living space on the ground floor. The kitchen at the front has fitted floor and wall units along with integrated appliances, there is then a large lounge/dining room with french doors to the rear garden and a vaulted ceiling with velux windows letting in ample light. The ground floor also boasts a separate W/C. Venture to the first floor to find two very spacious double bedrooms, each with ample storage alongside the family bathroom. On the second floor is the master bedroom with field views to the front, built in wardrobes and en-suite shower room. Adjacent to this is the fourth bedroom with views to the rear and a built in cupboard which extends across the landing. Externally the property has a low maintenance back garden, patio area and a garage en-bloc with allocated parking space.

DESCRIPTION

Entrance

Downstairs W.C

Lounge/Kitchen/Diner 32'05 x 15'08

First Floor

Bedroom 13'06 x 8'01

Bathroom 8'09 x 6'04

Bedroom 13'08 x 9'02

Second Floor

Bedroom 11'06 x 10'02

En Suite 7'00 x 5'06

Bedroom 10'09 x 8'03

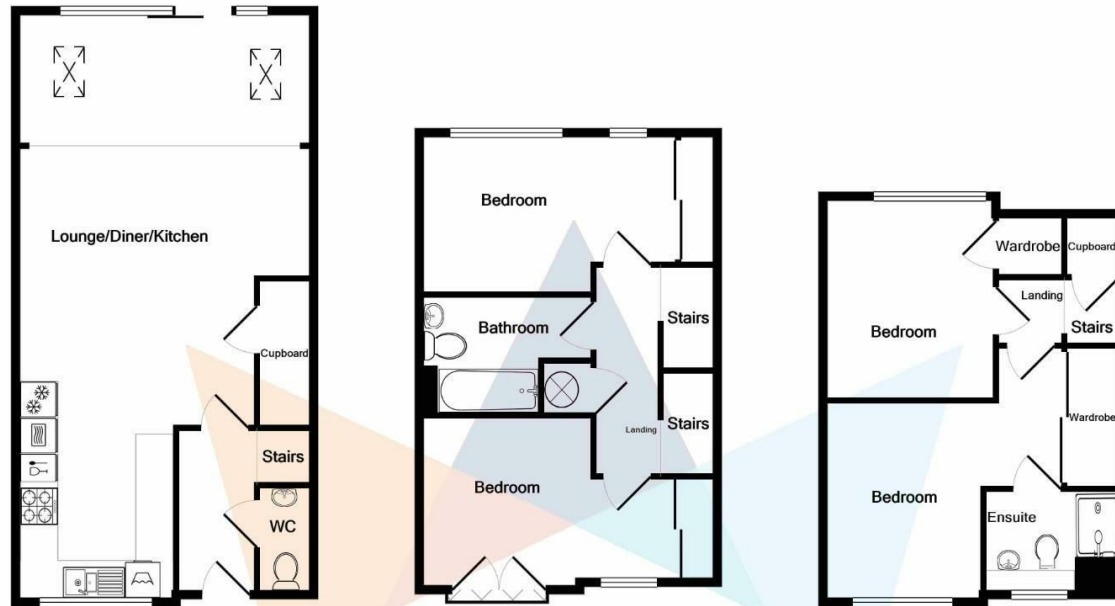
External

Off Street Parking & Garage En Bloc

Rear Garden



MANSTON ROAD RAMSGATE



GROUND FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(487 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 34.7 SQ.M.
(373 SQ.FT.)
TOTAL APPROX. FLOOR AREA 109.9 SQ.M. (1182 SQ.FT.)
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2ND FLOOR
APPROX. FLOOR
AREA 30.0 SQ.M.
(322 SQ.FT.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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