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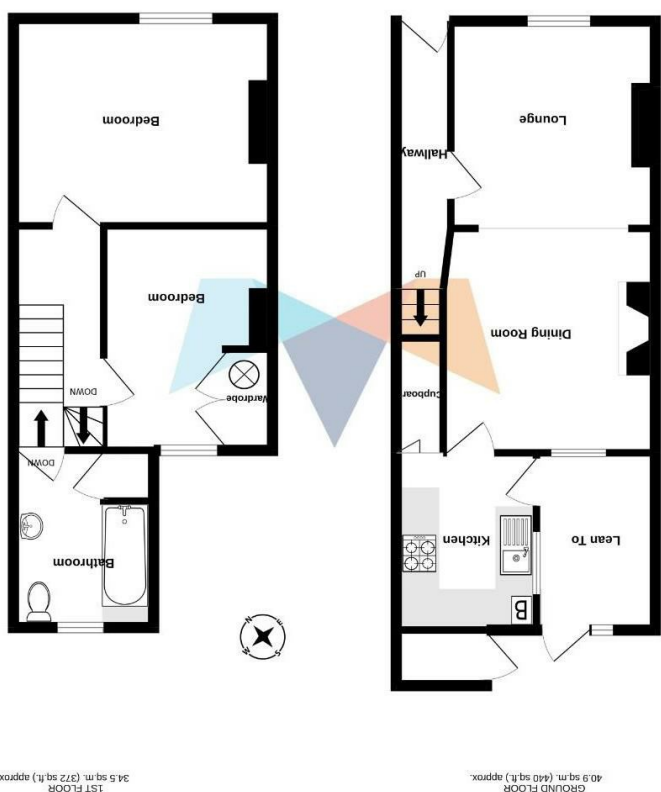
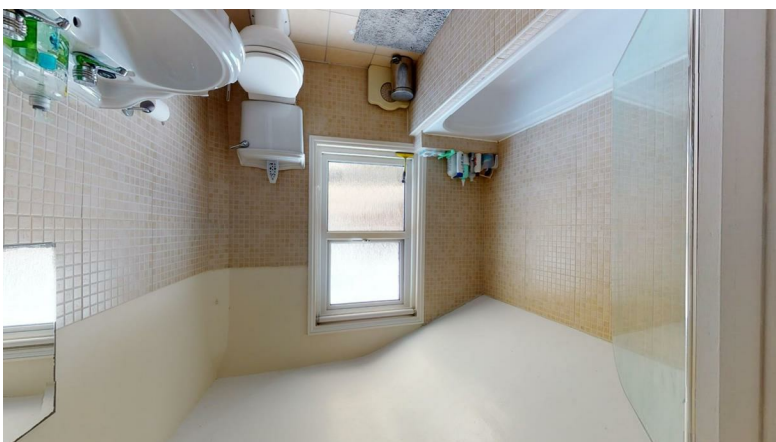
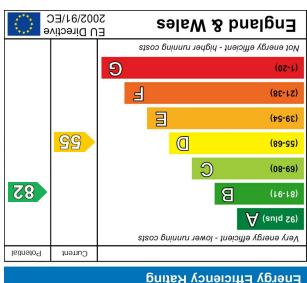


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## MONTAGUE ROAD RAMSGATE



# MONTAGUE ROAD RAMSGATE

**GUIDE PRICE £232,500**



- Council Tax Band - B
- Two Double Bedrooms
- Perfect First Time Buy
- Lovely Private Garden
- Ideal Investment
- Popular Area
- No Chain

## 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...

Well Presented Two Bedroom House in Popular Location!

Miles and Barr are thrilled to present this two bedroom end of terrace home to the market located in a popular area of Ramsgate. This home is well presented throughout, offering light and airy accommodation comprising; entrance, lounge/diner, through to the kitchen and lean to at the rear of the property on the ground floor. Upstairs to the first floor there are two double bedrooms and bathroom. Externally to the rear is a lovely private garden.

This property is within easy reach of the town centre, seafront and harbour, great schooling at all levels plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

Sure to be high in interest with first time buyers and investors alike, call Miles and Barr to book your viewing today!

## DESCRIPTION

Entrance

Lounge/Diner 23'01 x 11'03 (7.04m x 3.43m)

Kitchen 9'04 x 7'02 (2.84m x 2.18m)

Lean to 9'09 x 6'03 (2.97m x 1.91m)

First Floor

Bathroom 9'01 x 7'0 (2.77m x 2.13m)

Bedroom Two 11'10 x 8'08 (3.61m x 2.64m)

Bedroom One 13'09 x 10'08 (4.19m x 3.25m)

External

Rear Garden

