



**RINGOLD AVENUE
RAMSGATE**

£280,000

- Council Tax Band: B
- Downstairs WC
- Secluded Rear Garden

- Close To Local Schools & Amenities
- Off Street Parking
- Three Bedrooms

ABOUT

Miles & Barr are delighted to present to the market this three bedroom semi detached house!

Internally the property consists of a lounge, kitchen and downstairs WC. To the first floor you will find three bedrooms and a family bathroom. Externally the property offers a rear garden and off street parking for a couple of cars.

The property itself is a short walk to convenience stores, is in the catchment area of several schools and a short drive into Westwood Cross shopping center. Call Miles & Barr today to book your viewings now.

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 IV 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.

DESCRIPTION

Entrance

Lounge 20'00 x 12'00 (6.10m x 3.66m)

Kitchen 10'09 x 10'04 (3.28m x 3.15m)

W/C 4'11 x 2'04 (1.50m x 0.71m)

First Floor

Bedroom One 14'02 x 9'11 (4.32m x 3.02m)

Bedroom Two 12'03 x 8'08 (3.73m x 2.64m)

Bedroom Three 11'02 x 9'10 (3.40m x 3.00m)

Bathroom 7'07 x 5'05 (2.31m x 1.65m)

External

Rear Garden



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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. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

