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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Decent	C (51-60)
Below average energy efficiency - higher running costs	D (41-50)
Poor energy efficiency - higher running costs	E (31-40)
Very poor energy efficiency - higher running costs	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)
Current	57
Possible	85



44 CLIFF VIEW ROAD
CLIFFSEND



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OFFERS OVER £300,000

- Semi-Detached Bungalow
- Two Double Bedrooms
- Shared Driveway
- Car Port
- Lovely Garden
- Well Presented
- Popular Village Location

ABOUT

Two Bedroom Semi-Detached Bungalow with Off Road Parking!

Miles and Barr are delighted to bring to the market this two bedroom bungalow located in the village of Cliffsend, Ramsgate. This property is within easy reach of the popular Pegwell Bay, plus excellent transport links by road into Ramsgate and surrounding areas, and links by train including the high speed link to London, making this home ideally situated for all your needs.

The home is beautifully presented throughout and offers light and airy accommodation comprising; entrance porch into the hallway which has access to all rooms, the first being a double bedroom, and the lounge to the front of the home. There's a bathroom and separate WC, the main double bedroom. The property has a newly fitted kitchen with Bosh oven and hob, additionally there is a larder and access to the garden to the rear of the home. Externally the front of the property, there is a low maintenance front garden, with shared driveway leading to off street parking and car port. To the rear is a lovely sunny, South East facing private garden, mainly laid to lawn, with patio areas and summer house.

In a popular location, and with so much on offer, call sole agents Miles & Barr today to arrange your internal viewing on 01843 570500 !!!

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 11 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

Porch

Entrance Hall

Lounge 13'10 x 10'10 (4.22m x 3.30m)

Kitchen 9'09 x 12'06 (2.97m x 3.81m)

Bedroom One 10'10 x 12'11 (3.30m x 3.94m)

Bedroom Two 10'10 x 9'10 (3.30m x 3.00m)

Bathroom 5'06 x 6'07 (1.68m x 2.01m)

WC 5'08 x 2'08 (1.73m x 0.81m)

External

Garden

Car Port

Off Street Parking

