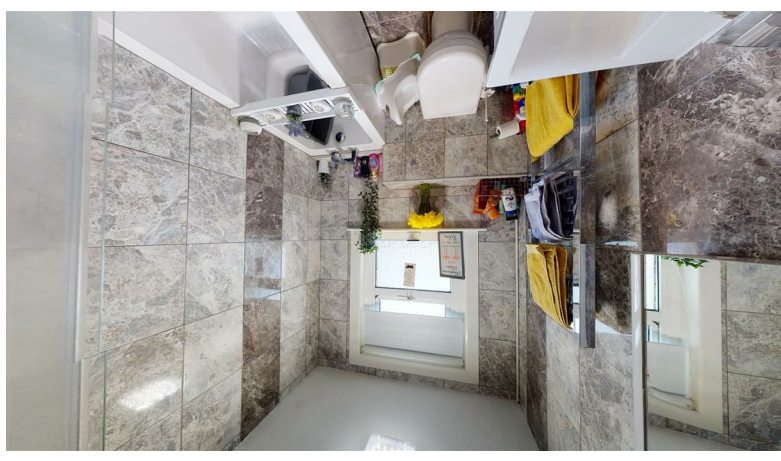
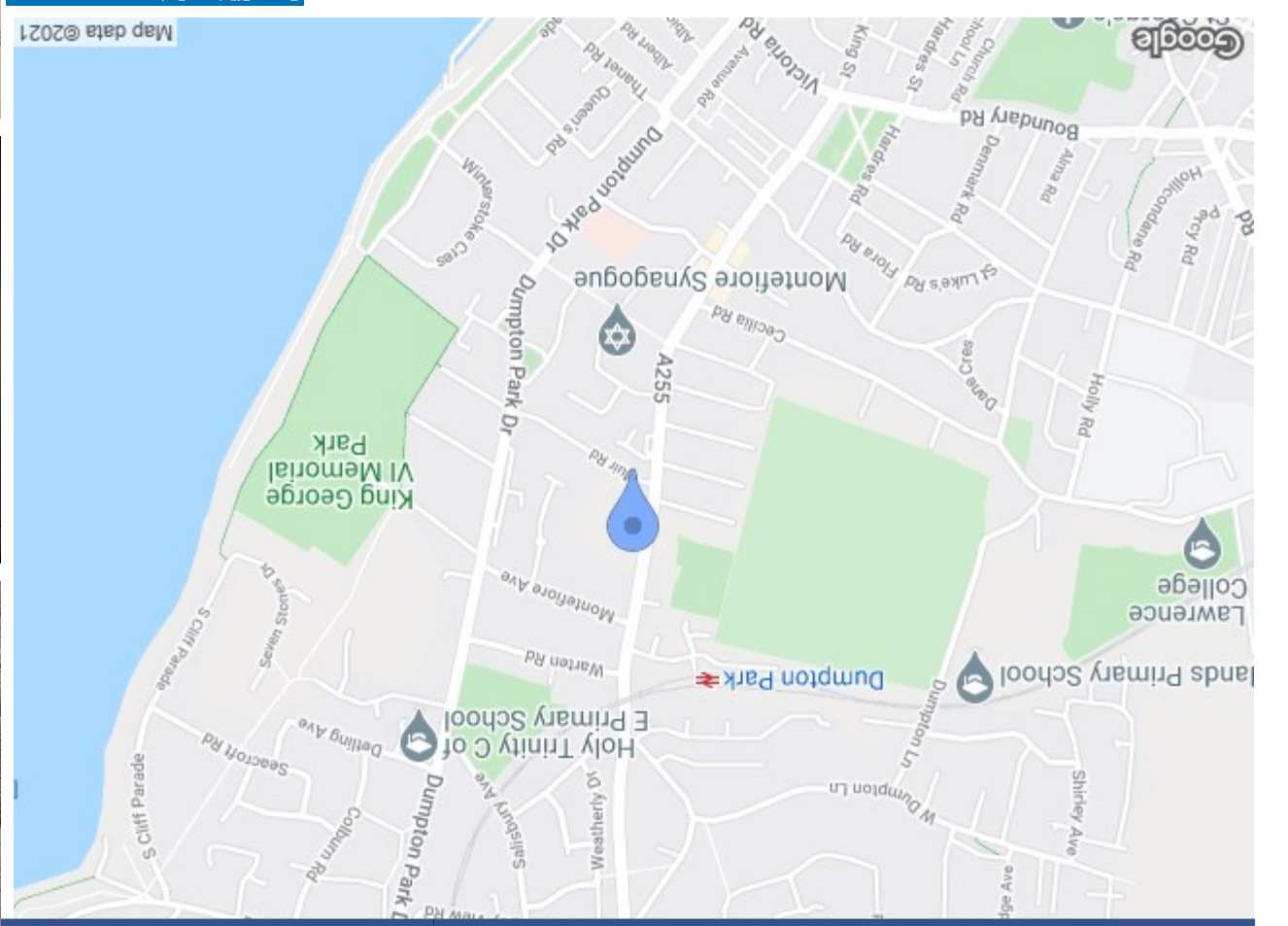


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Poor	E (45-54)
Very poor	F (35-39)
Extremely poor - higher running costs	G (1-29)
Current	49
Possible	79



55 MUIR ROAD
RAMSGATE

miles & barr
YOUR PROPERTY AGENT

51 Queen Street, Ramsgate, Kent, CT11 9EJ
t: 01843 570500 e: ramsgate@milesandbarr.co.uk

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55 MUIR ROAD
RAMSGATE **£275,000**

- Three bedroom extended mid-terrace
- Through lounge/diner with separate study, ideal for working remotely
- Secluded rear garden
- School catchment area
- Walking distance to Dumpton Gap station

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.

ABOUT

Miles & Barr are delighted to bring to the market this 1930's, three bedroom terrace home with ground and first floor extension.

Accommodation is exceptionally spacious and boasts a bright entrance hall leading into the through lounge/diner with bay window to the front with gas feature fireplace and separate study to the rear or kids playroom. The kitchen is adjacent and has fitted floor and wall units, roll top work surfaces, inset sink and space/plumbing for white goods. Venture to the first floor to find three bedrooms, the master bedroom has a very large walk in wardrobe with the fully tiled bathroom with electric shower above the bath also off the landing. Externally there is a small front garden and secluded rear garden with hot tub.

DESCRIPTION

Entrance

Lounge 13'05 x 10'05 (4.09m x 3.18m)

Dining Room 11'07 x 9'06 (3.53m x 2.90m)

Kitchen 8'04 x 6'04 (2.54m x 1.93m)

First Floor

Bedroom One 13'02 x 10'01 (4.01m x 3.07m)

Bedroom Two 11'08 x 10'05 (3.56m x 3.18m)

Bedroom Three 7'11 x 5'09 (2.41m x 1.75m)

Bathroom 6'00 x 5'04 (1.83m x 1.63m)

External

Rear Garden

