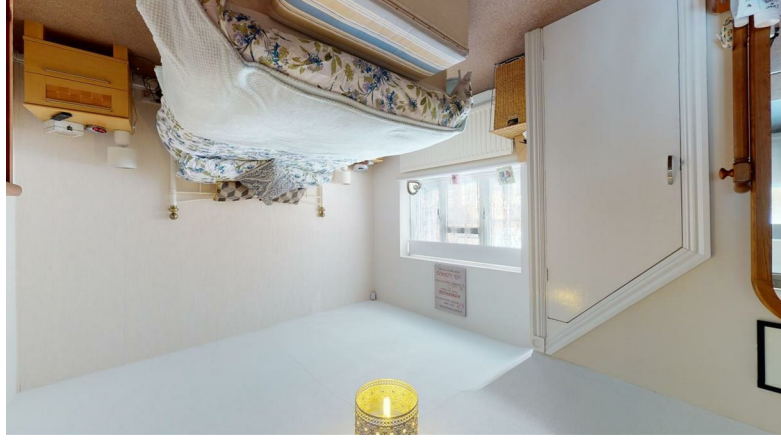
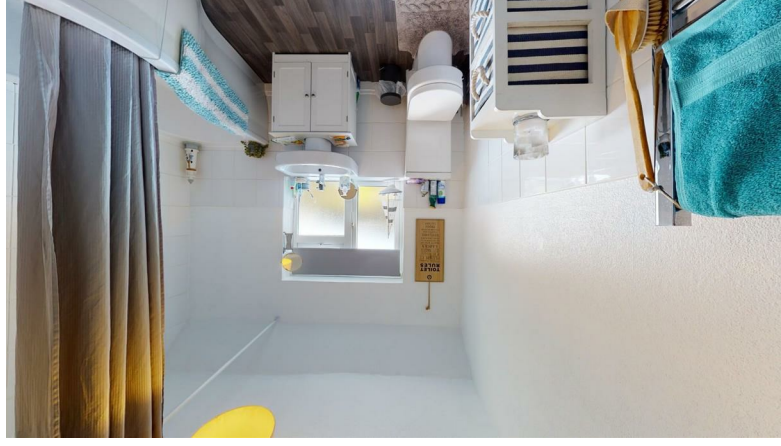


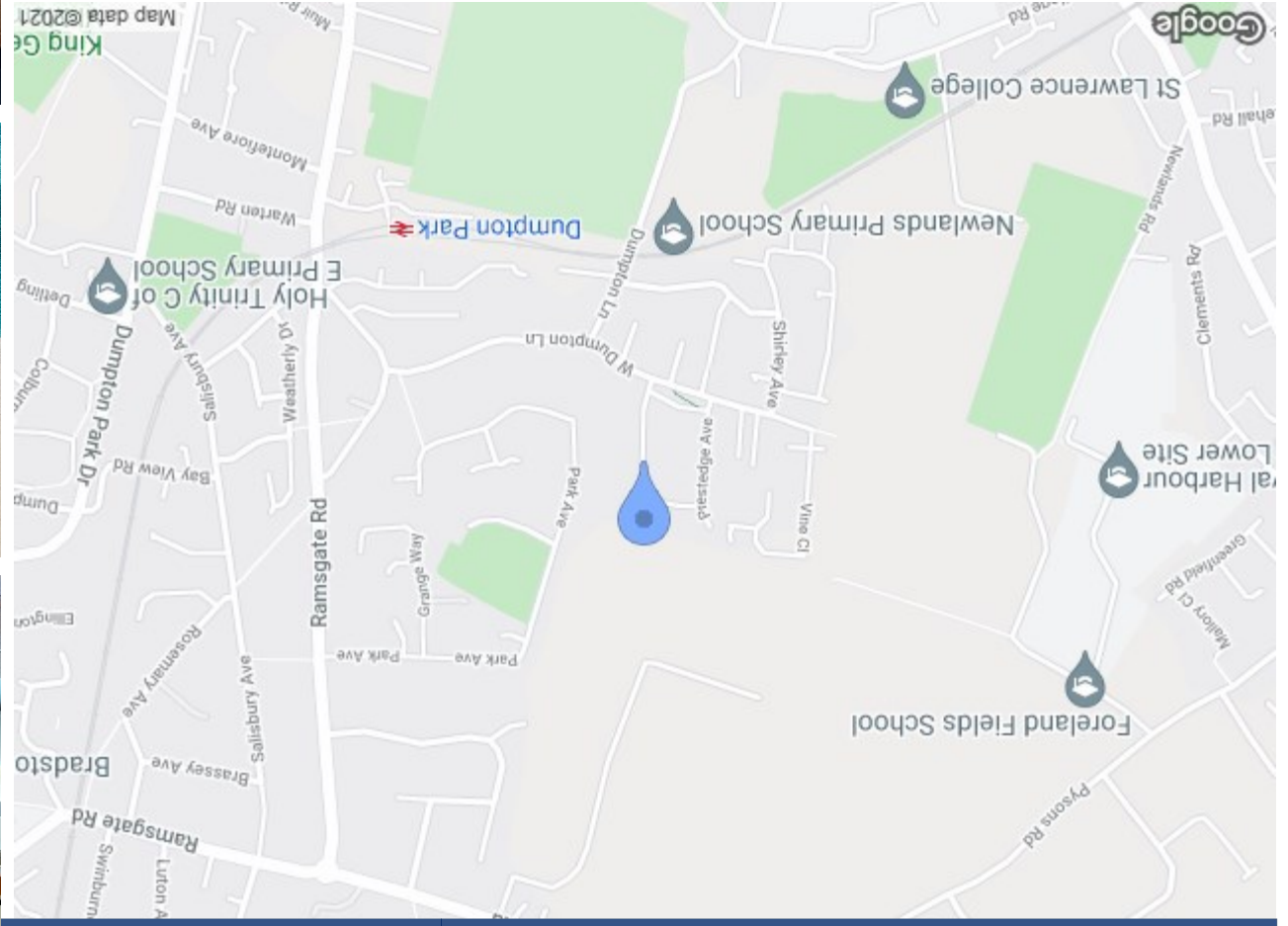
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-65)
	E (45-55)
	F (35-45)
	G (21-35)
	H (1-20)
Current	72
Possible	87



RAMSGATE
35 PRESTEDGE AVENUE



35 PRESTEDGE AVENUE
RAMSGATE

£230,000

- Two bedroom extended terrace house
- Off street parking
- Secluded rear garden
- Ample storage
- Utility room and 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 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 delightfully presented and extended, two bedroom terraced home.

Accommodation has been freshened up by the current owners and is ready to move into, upon entry there is a lounge to the left with feature fireplace and ample storage under the stairs, adjacent to this is the kitchen with its fitted floor and wall units along with space for range cooker and american fridge freezer. The property has been extended at the rear and boasts a second reception room currently used as a dining room along with separate utility room and cloakroom adjacent. On the first floor there are two great sized double bedrooms, and family bathroom, there is also a handy cupboard above the staircase. Externally there is off street parking for a couple of cars and a manicured rear garden with patio area to capture the last of the sun alongside the garden shed.

Call Miles & Barr today on 01843 570500 to arrange your viewing now!!!

DESCRIPTION

Entrance

Lounge 14'1 x 13'1 (4.29m x 3.99m)

Dining Room 10'9 x 10'8 (3.28m x 3.25m)

Kitchen 52'5"19'8" x 22'11"29'6" (16'6 x 7'9)

Bedroom 15'2 x 10'8 (4.62m x 3.25m)

Bedroom 11'6 x 10'3 (3.51m x 3.12m)

Bathroom 7'11 x 7'11 (2.41m x 2.41m)

External

Rear Garden

