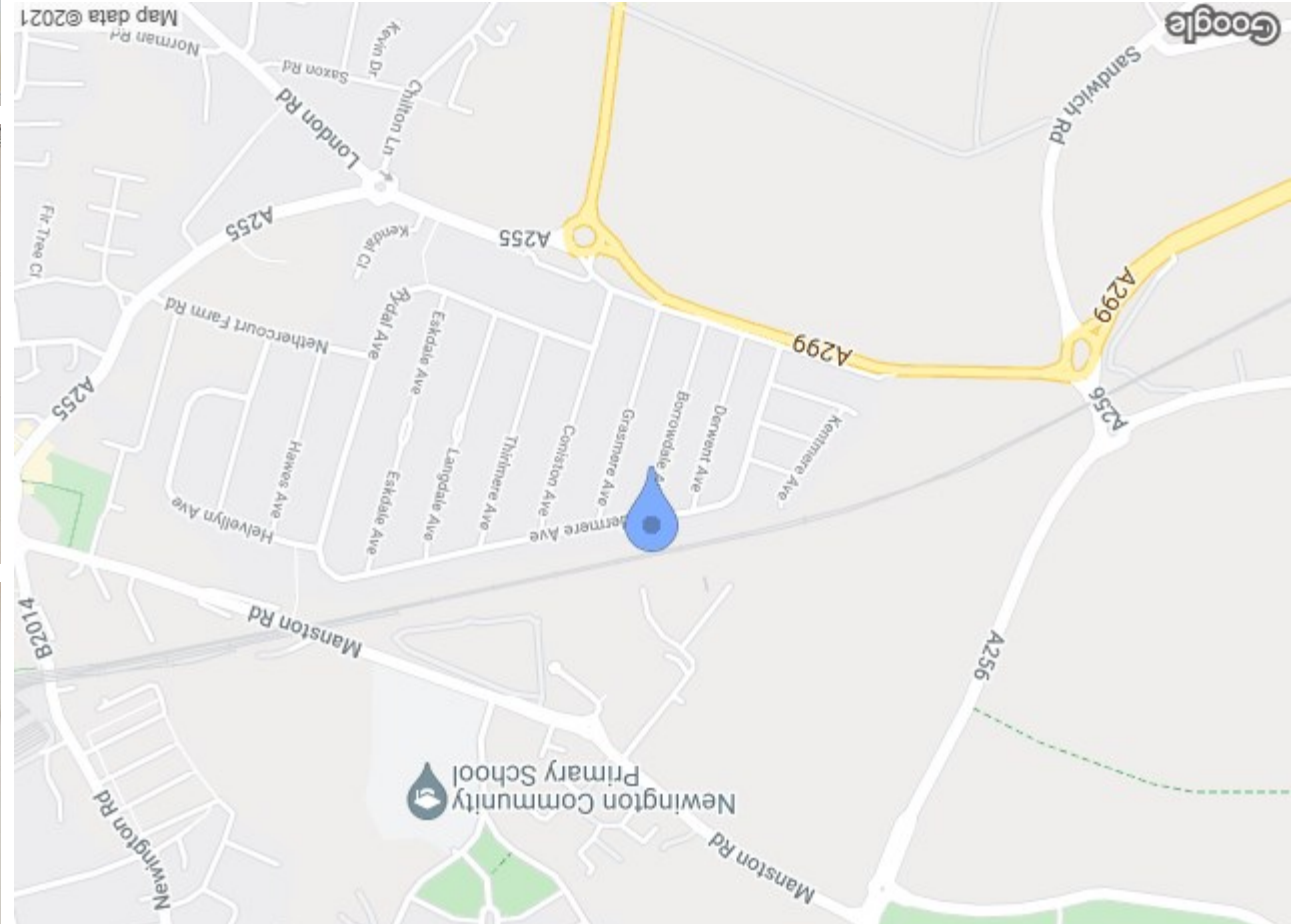
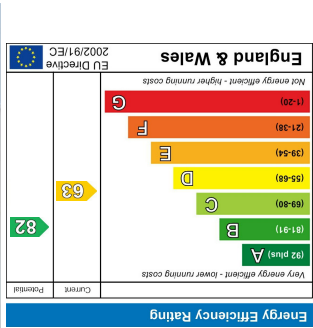


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



37 BORROWDALE AVENUE RAMSGATE

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

YOUR PROPERTY AGENT



37 BORROWDALE AVENUE RAMSGATE

£270,000

- Offered with no forward chain
- Two bedroom semi detached bungalow
- Off street parking
- Secluded rear garden

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

Miles & Barr are delighted to bring to the market this two bedroom semi-detached bungalow on the highly sought after Nethercourt Estate.

Viewings are highly recommended to ensure you don't miss out. Accommodation boasts, two large double bedrooms, family bathroom, utility room, kitchen and separate lounge. Externally there is off street parking to the front for several cars and a secluded rear garden.

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

DESCRIPTION

- Entrance
- Lounge 14'3 x 10'11 (4.34m x 3.33m)
- Conservatroy 12'6 x 7'8 (3.81m x 2.34m)
- Utility Room 7'6 x 7'5 (2.29m x 2.26m)
- Kitchen 12'2 x 8'8 (3.71m x 2.64m)
- Bedroom One 12'10 x 9'11 (3.91m x 3.02m)
- Bedroom Two 11'4 x 8'4 (3.45m x 2.54m)
- Bathroom 16'9 x 5'3 (5.11m x 1.60m)
- Externals
- Rear Garden

