



67 Telham Avenue, Ramsgate

Guide Price **£240,000**



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Ramsgate, Ramsgate

For sale by Modern Method of Auction; Starting Bid Price £240,000 plus Reservation Fee.

FOUR BEDROOM Chain Free Home with Parking in Quiet Cul-de-Sac...

Miles & Barr are delighted to be offering to the market this four bedroom extended house in a highly sought after area of Ramsgate. This property, built in 1973, is within easy reach of local amenities, the town centre, seafront and harbour, great schools at all levels plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

The property is well presented throughout, offering spacious accommodation comprising; entrance lobby, previously used as a dining area. There is a generous extended living room and fitted kitchen to the rear, both leading to the garden, whilst the integral garage has been converted into a double bedroom and modern shower room. On the first floor you will find two good sized double bedrooms, a large single bedroom, and a family bathroom. Externally to the front there is off road parking for two vehicles, whilst to the rear is a generous garden mainly laid to patio and rear access.

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to





Ground Floor

Entrance Hall

Lounge

19' 2" x 10' 10" (5.84m x 3.3m)

Kitchen

15' 7" x 6' 9" (4.75m x 2.06m)

Bedroom One

7' 8" x 10' 6" (2.34m x 3.2m)

This room, which comes with an en-suite, is ideal for somebody who requires ground floor use only.

En-Suite Shower

7' 10" x 4' 10" (2.39m x 1.47m)

First Floor

Bedroom Two

12' 9" x 12' 2" (3.89m x 3.71m)

Bedroom Three

11' 8" x 8' 11" (3.56m x 2.72m)

Bedroom Four

8' 11" x 8' 8" (2.72m x 2.64m)

Bathroom

8' 11" x 5' 10" (2.72m x 1.78m)





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure