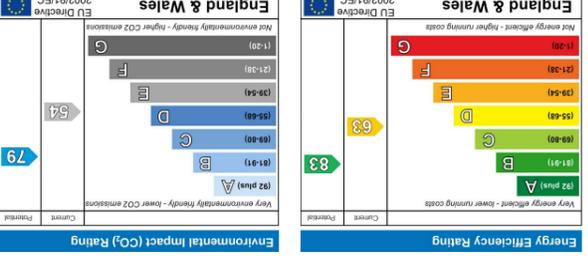


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**miles & barr**  
YOUR PROPERTY AGENT

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The Property Ombudsman  
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Relocation network



**6 ELMS AVENUE  
RAMSGATE**



**6 ELMS AVENUE  
RAMSGATE**

**£285,000**

- Three bedrooms
- Two reception rooms
- No onward chain
- Close to town
- Granite worktops

## ABOUT

PERIOD HOME WITH NO ONWARD CHAIN! Miles and Barr are offering to the market this three bedroom double bay fronted house located close to the town and Royal Harbour only a short walk away. The property boasts an entrance hall, lounge, separate dining room with lean to off of it, spacious kitchen with granite worktops fitted, a downstairs w.c and a cellar room which could be used as an occasional bedroom / playroom. To the first floor there are three double bedrooms and a bathroom. Outside there is an attractive walled garden. Call us on 01843 570500 to arrange your viewing.

## 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

Entrance hall

Lounge 13'8 x 12'9 (4.17m x 3.89m)

Dining room 11'9 x 10'6 (3.58m x 3.20m)

Lean to

Kitchen 22'9 x 9'3 (6.93m x 2.82m)

Downstairs WC

Lower ground

Cellar 16'2 x 13'5 (4.93m x 4.09m)

First floor landing

Bedroom 16'2 x 13'8 (4.93m x 4.17m)

Bedroom 11'9 x 10'1 (3.58m x 3.07m)

Bathroom 6'8 x 5'4 (2.03m x 1.63m)

Bedroom 13'6 x 9'2 (4.11m x 2.79m)

Rear garden

