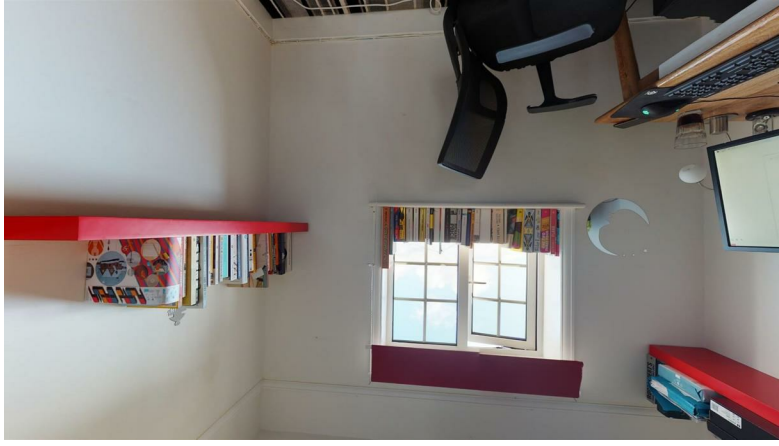


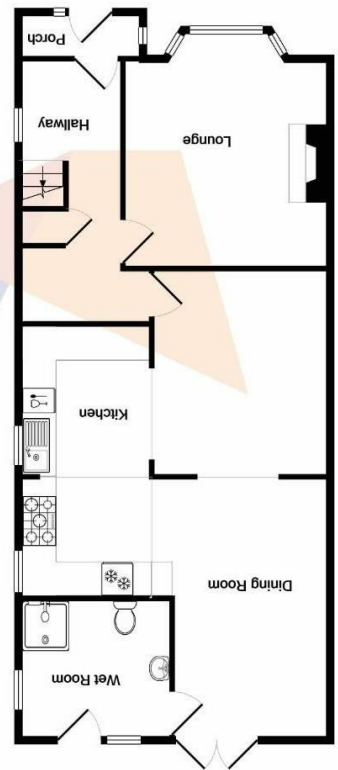
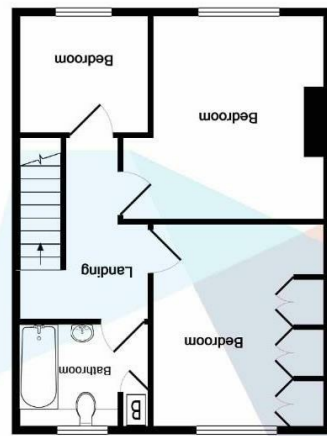
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Decent energy efficiency - higher running costs	D
Decent energy efficiency - higher running costs	E
Decent energy efficiency - higher running costs	F
Decent energy efficiency - higher running costs	G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	81
Energy efficient - lower running costs	66

TOTAL APPROX. FLOOR AREA 112.2 SQ.M. (1207 SQ.FT.)  
 APPROX. FLOOR AREA 41.3 SQ.M. (441 SQ.FT.)  
 1ST FLOOR  
 Made with Metropix 02020



**miles & barr**  
 YOUR PROPERTY AGENT

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 t 01843 570500 e [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)

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**RAMSGATE**  
**275 MARGATE ROAD**



**275 MARGATE ROAD**  
**RAMSGATE**

**£285,000**



- Extended three bedroom semi-detached house
- Off street parking
- Three reception rooms
- No forward chain
- Ready to move into
- Bus route
- School catchment area
- Close to high speed train links
- Rear garden of approx 100ft

## ABOUT

Miles & Barr are delighted to bring to the market this extended three bedroom semi-detached family home, delightfully presented and ready to move into.

Accommodation is arranged over two floors and boasts an entrance porch leading through into the hall. From the hall there are doors leading into the cosy lounge at the front of the property with bay window, adjacent to this is the large open plan rear of the house with two more reception areas along with the kitchen which boasts fitted floor and wall units along with space and plumbing for white goods. there is also a downstairs wet-room with shower and W/C. Venture to the first floor to find three good sized double bedrooms and the family bathroom with shower attachment above the bath.

Externally there is off street parking for approximately four cars to the front and a large secluded rear garden mainly laid to lawn.

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

## 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.

## DESCRIPTION

Entrance

Porch

Lounge 13'7 x 12'1 (4.14m x 3.68m)

Reception Room 15'5 x 9'3 (4.70m x 2.82m)

Dining Room 12'3 x 10'4 (3.73m x 3.15m)

Kitchen 16'7 x 7'10 (5.05m x 2.39m)

Wet Room 8'0 x 7'9 (2.44m x 2.36m)

First Floor

Bedroom One 12'3 x 10'4 (3.73m x 3.15m)

Bedroom Two 12'3 x 12'0 (3.73m x 3.66m)

Bedroom Three 7'9 x 7'2 (2.36m x 2.18m)

Bathroom 7'9 x 6'3 (2.36m x 1.91m)

External

Rear Garden approx 100ft (approx 30.48mft)

Off Street Parking approx 4 cars (approx 1.22m cars)

