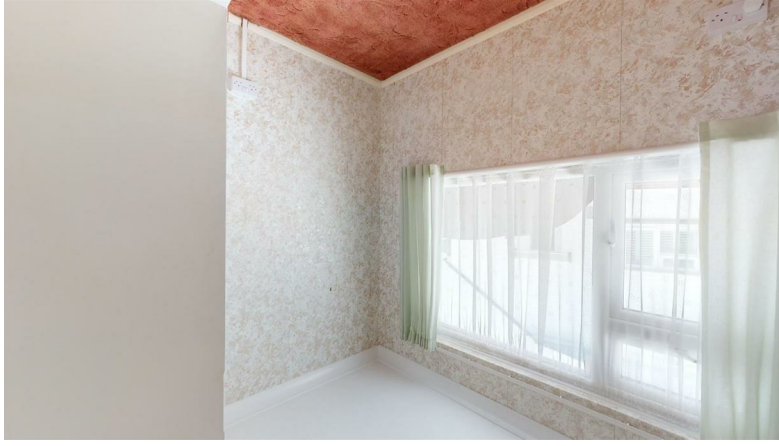


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



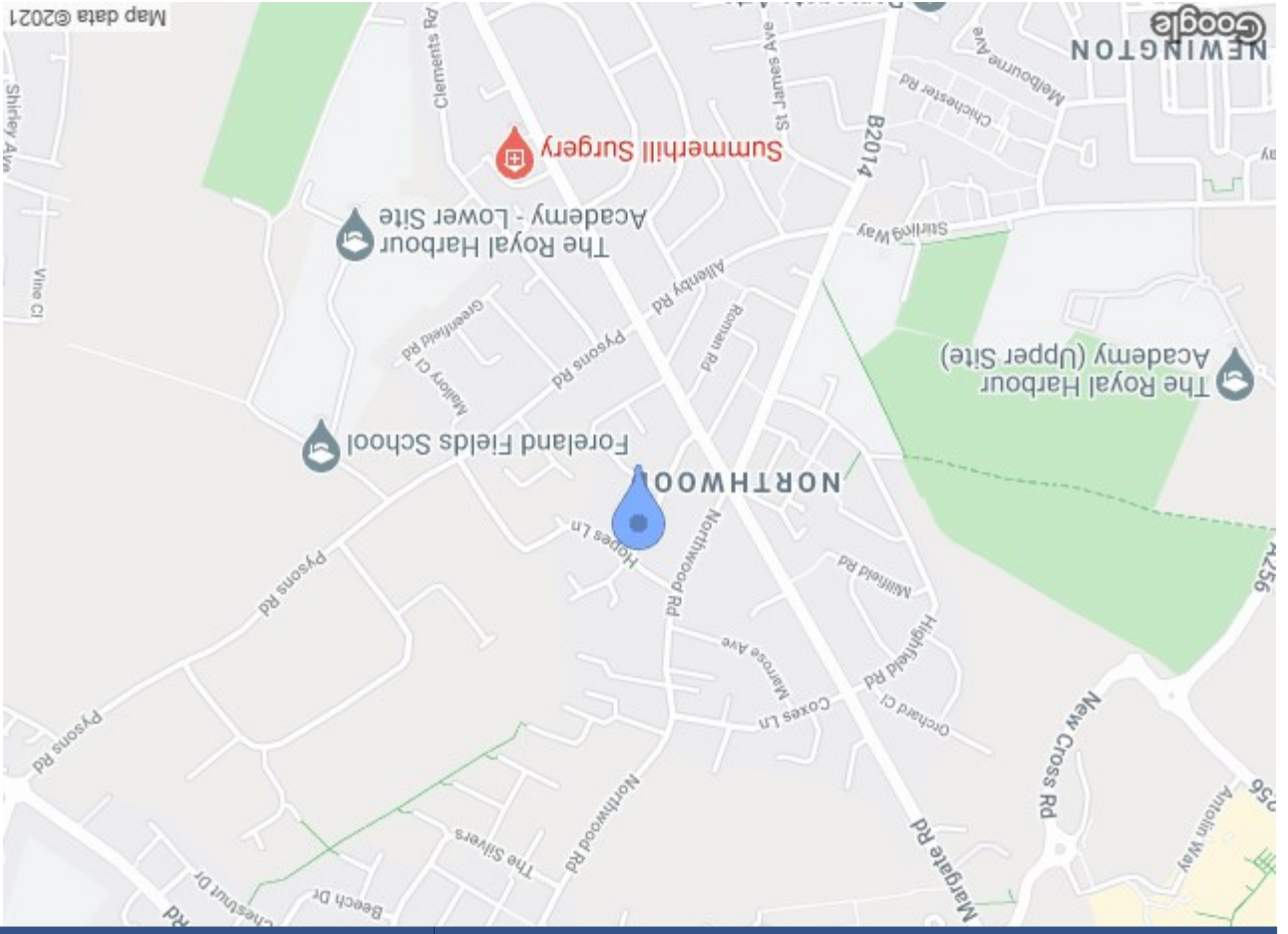
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	(A) (81-91)
Energy efficient - lower running costs	(B) (82-94)
Good energy efficiency - lower running costs	(C) (85-89)
Decent energy efficiency - lower running costs	(D) (80-84)
Below average energy efficiency - higher running costs	(E) (75-79)
Poor energy efficiency - higher running costs	(F) (69-74)
Very poor energy efficiency - higher running costs	(G) (63-68)

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miles & barr
YOUR PROPERTY AGENT

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

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**40 DOROTHY DRIVE
RAMSGATE**



**40 DOROTHY DRIVE
RAMSGATE** **£280,000**

- Semi-Detached Bungalow
- Three Bedrooms
- Ample Off Road Parking
- Garage
- Low Maintenance Rear Garden
- Popular Location
- Quiet Road
- Close to Shopping Centre

ABOUT

THREE Bedroom Bungalow with Off Street Parking and GARAGE in Popular Location!

Miles and Barr are delighted to bring to the market this three bedroom semi-detached bungalow. Located in a quiet road, this property is close proximity to Westwood Shopping Centre, good schooling at all levels, plus excellent transport links by road into Ramsgate and surrounding areas, and links by train including the high speed link to London, making this home ideally situated for all your needs.

The bungalow is in good condition throughout and provides spacious accommodation comprising; porch, entrance hall, two double bedrooms, main with wardrobes, single bedroom with wardrobes, bathroom, lounge and kitchen/breakfast room to the rear. Outside to the side of the property is parking for 3/4 vehicles leading to the garage, whilst to the rear is a lovely low maintenance garden which is mainly laid to artificial lawn and patio which completes the picture.

With its popular location, spacious accommodation, we urge you to call MILES AND BARR today for your viewing on 01843 570500!

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 Porch

Entrance Hall

Bedroom 11'11 x 10'10 (3.63m x 3.30m)

Bedroom 10'10 x 9'4 (3.30m x 2.84m)

Bedroom 6'11 x 8'10 (2.11m x 2.69m)

Lounge 15'10 x 11' (4.83m x 3.35m)

Bathroom 7'10 x 6'10 (2.39m x 2.08m)

Kitchen 10'2 x 9'10 (3.10m x 3.00m)

Exterior

Front Garden

Garage 16'11 x 9'3 (5.16m x 2.82m)

Rear Garden

