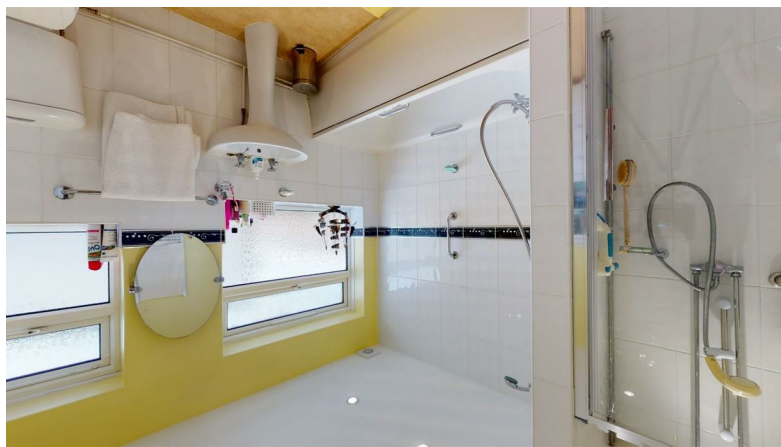


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 detail, 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 running costs	A (87 plus)
Energy efficient - lower running costs	B (81-86)
Decent	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Poor energy efficiency - higher running costs	E (45-54)
Very poor energy efficiency - higher running costs	F (21-44)
Extremely poor energy efficiency - higher running costs	G (1-20)
Current	63
Possible	86



10A HOPES LANE
RAMSGATE

miles & barr
YOUR PROPERTY AGENT

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

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The Property Ombudsman



10A HOPES LANE
RAMSGATE

OFFERS OVER £320,000

- Detached, two bedroom bungalow
- Off street parking for three cars
- Secluded rear garden
- Extended garage
- Conservatory
- New Boiler
- Loft space for conversion subject to relevant planning permissions

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.

ABOUT

Miles & Barr are delighted to bring to the market this delightfully presented two bedroom detached bungalow nestled on a private road in Ramsgate.

In our opinion the bungalow has been well maintained since the current owner has been there, there is a porch to the front of the bungalow which opens to the extremely bright and uncharacteristically large entrance hall. From here there are doors leading into the two good sized double bedrooms, the kitchen is at the front of the bungalow with fitted floor, wall units and built in appliances including a fridge/freezer, washing machine and a Neff oven and hob. The four piece family bathroom is adjacent with separate bath and shower cubicle, there is also loft space that can be converted into an extra room subject to relevant planning permissions. To the rear of the bungalow is the lounge with feature fireplace. Adjacent to the lounge is the conservatory with views across the manicured garden, externally there is also a garage to the side with power and lighting, a workshop adjoining this to the rear and a mainly laid to lawn rear garden. To the front there is off street parking for a three cars.

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

DESCRIPTION

Entrance

Porch

Kitchen 10'9" x 9'3" (3.28m x 2.82m)

Lounge 19'5" x 12'3" (5.92m x 3.73m)

Conservatory 14'4" x 11'8" (4.37m x 3.56m)

Master Bedroom 12'3" x 11'2" (3.73m x 3.40m)

Bathroom 8'5" x 8'4" (2.57m x 2.54m)

Bedroom 11'8" x 10'6" (3.56m x 3.20m)

Loft Space (area one) 11'1" x 14'8" (3.38m x 4.47m)

Loft Space (area two) 15'0" x 13'0" (4.57m x 3.96m)

External

Enclosed Rear Garden

Garage 27'11" x 8'4" (8.51m x 2.54m)

