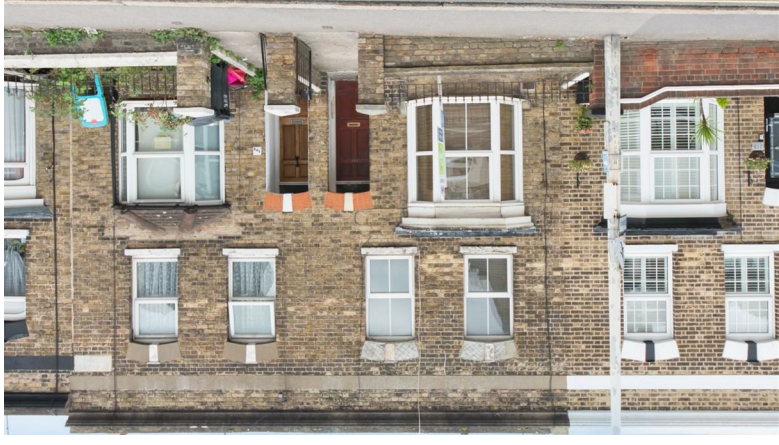


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (61-80)
Standard	C (51-60)
Below standard	D (41-50)
Very poor energy efficiency - higher running costs	F (1-10)
Very poor energy efficiency - higher running costs	G (1-10)
Current	68
Possible	87

1ST FLOOR  
 APPROX FLOOR AREA 34.9 SQ.M.  
 APPROX FLOOR AREA 37.1 SQ.M.  
 (999 SQ.FT.)  
 TOTAL APPROX FLOOR AREA 72.0 SQ.M. (775 SQ.FT.)  
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**miles & barr**  
 YOUR PROPERTY AGENT

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 Relocation network

**111 HERESON ROAD  
 RAMSGATE**



**111 HERESON ROAD  
 RAMSGATE**

**BY AUCTION £155,000**



- Two Double Bedrooms
- Two Reception Rooms
- Rear Garden
- Popular Location
- Good Schooling Nearby

## ABOUT

Two Bedroom Terraced Home in Popular Location!

Miles and Barr are delighted to bring to the market this two bedroom mid-terrace home. Located in a popular area of Ramsgate, this property is within easy reach of the town centre, seafront and harbour, great schooling 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.

This home is well presented throughout, offering accommodation comprising; entrance hall, lounge, dining area, kitchen to the ground floor. Upstairs to the first floor there are two double bedrooms and family bathroom. Externally to the rear is a low maintenance garden with rear access.

Perfect for a first time buyer, or investor alike, call us now to book your internal viewing for this property!

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.

## DESCRIPTION

Entrance

Entrance Hall

Lounge 10'10 x 13'05 (3.30m x 4.09m)

Dining Room 11'04 x 11'05 (3.45m x 3.48m)

kitchen 36'1"6'6" x 22'11"13'1" (11'02 x 7'04)

First Floor

Bathroom 11'01 x 7'03 (3.38m x 2.21m)

Bedroom 11'05 x 8'08 (3.48m x 2.64m)

Bedroom 14'02 x 10'09 (4.32m x 3.28m)

External

Rear Garden

## 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 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.

