

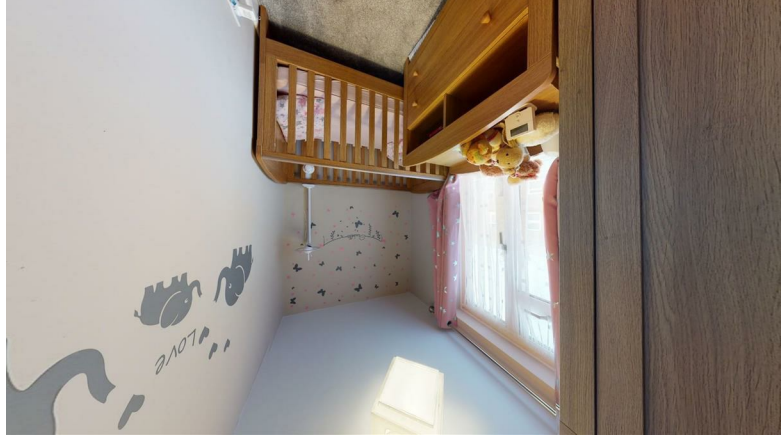
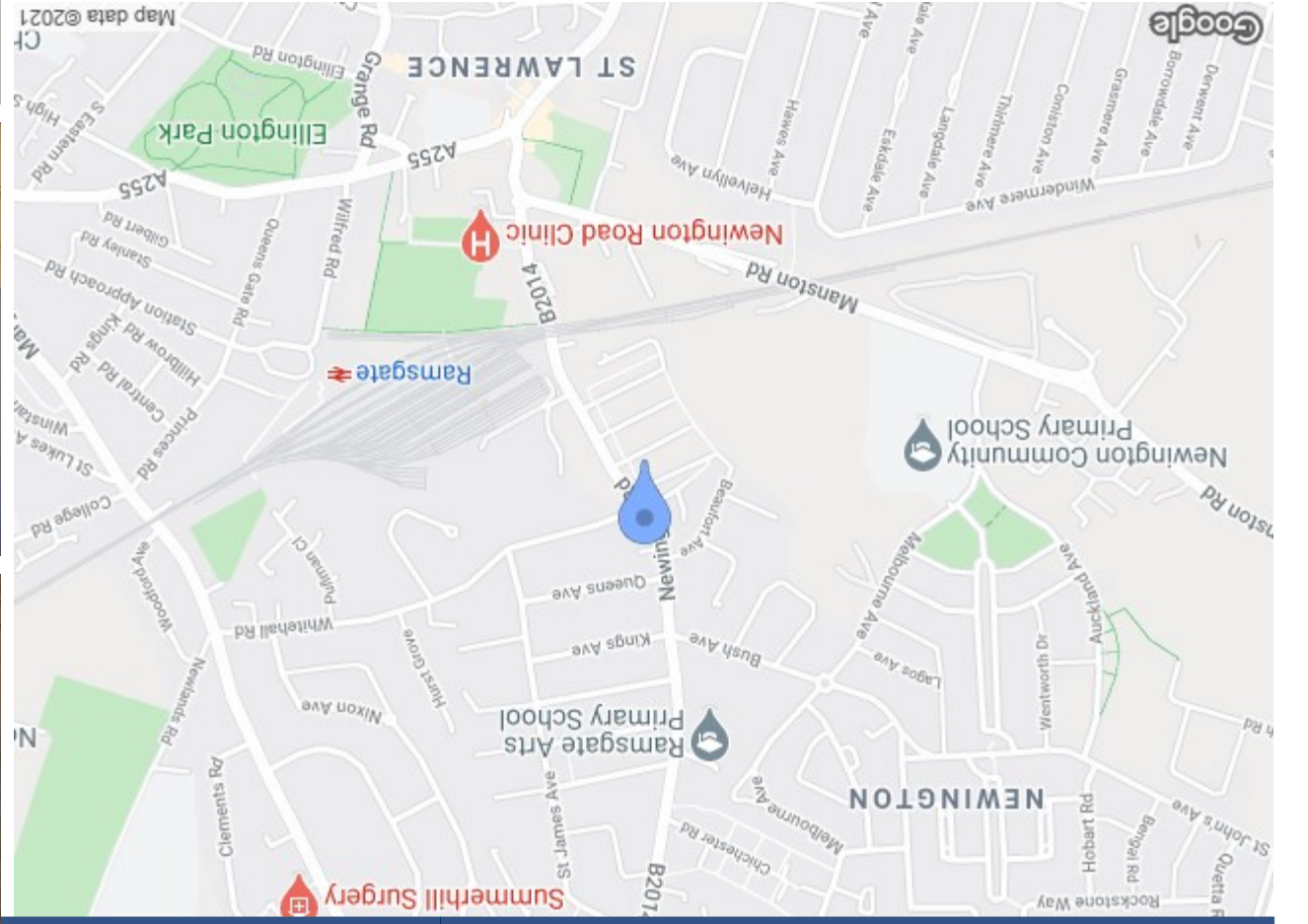
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87-91)
Energy efficient	B (81-86)
Decent	C (75-80)
Below average	D (69-74)
Average	E (63-68)
Below average	F (57-62)
Very energy inefficient - higher running costs	G (51-56)
Current	77
Possible	59



10 FAIRLIGHT AVENUE
RAMSGATE



10 FAIRLIGHT AVENUE
RAMSGATE

£210,000

- Three bedroom terraced home
- Close to Ramsgate high speed train station
- Rear courtyard garden
- Contemporary renovation
- School catchment area
- Cul-de-sac

ABOUT

THREE BEDROOM TERRACE FAMILY HOME CLOSE TO RAMSGATE TRAIN STATION AND WITHIN THE SCHOOL CATCHMENT AREA!

Miles and Barr are pleased to bring to the market this terrace house situated in a cul-de-sac location on the outskirts of Ramsgate, within easy reach of Ramsgate's mainline railway station and local shops. The property, which in our opinion would make an ideal First Time Buy or Buy to Let Investment has been renovated to a great standard by the current owners and in its present layout comprises of a large through lounge/diner with hardwood flooring extending out from the entrance hall. The kitchen comprises of fitted floor and wall units along with space and plumbing for white goods. On the first floor there are three bedrooms and family bathroom with shower attachment above the bath. Externally there is a rear courtyard garden.

Viewings are highly recommended and available via Sole Agents Miles and Barr on 01843570500 - Open 6 Days a Week.

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

Lounge/Diner 24'10 x 11'4 (7.57m x 3.45m)

Kitchen 12'1 x 8'10 (3.68m x 2.69m)

First Floor

Bedroom One 14'1 x 10'10 (4.29m x 3.30m)

Bedroom Two 11'3 x 8'10 (3.43m x 2.69m)

Bedroom Three 8'11 x 4'9 (2.72m x 1.45m)

Bathroom 6'8 x 5'9 (2.03m x 1.75m)

External

Rear Garden

