

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 specific 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 running costs	A (127 plus)
Energy efficient	B (81-121)
Decent	C (61-80)
Below average	D (51-60)
Average	E (41-50)
Below average	F (21-40)
Very energy inefficient - higher running costs	G (1-20)
Current	75
Possible	90



BRAMBLE COTTAGE 44 SYCAMORE GRANGE
RAMSGATE

miles & barr
YOUR PROPERTY AGENT

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

The Property Ombudsman
Propertymark
Relocation network



BRAMBLE COTTAGE 44 SYCAMORE GRANGE
RAMSGATE **£255,000**

- Three bedroom terraced home
- Offered with no forward chain
- Garage
- Secluded rear garden
- L-shaped lounge/diner
- Quiet Cul-de-sac

ABOUT

Miles & Barr are delighted to bring to the market this well-appointed three bedroom terraced house nestled in the highly sought after Sycamore Grange.

Accommodation is well proportioned and boasts a bright entrance hall with kitchen to the front of the property, it benefits from fitted floor and wall units along with space for white goods and inset sink. To the rear of the house is the open plan, L-shaped lounge/diner with French doors to the rear garden. There is also a large under-stairs cupboard and downstairs W/C. Venture to the first floor to find three double bedrooms, the master with built in wardrobes. Adjacent to this is the family bathroom with shower attachment above the bath, toilet with low level flush and wash hand basin. Externally there is off street parking, attached garage with power and lighting and a secluded, mainly laid to lawn, rear garden.

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

Lounge 16'05 x 15'04 (5.00m x 4.67m)

Kitchen Diner 9'01 x 7'06 (2.77m x 2.29m)

First Floor

Bedroom One 13'04 x 9'11 (4.06m x 3.02m)

Bedroom Two 10'09 x 7'09 (3.28m x 2.36m)

Bedroom Three 10'00 x 7'03 (3.05m x 2.21m)

Bathroom 6'07 x 5'06 (2.01m x 1.68m)

External

Rear Garden

