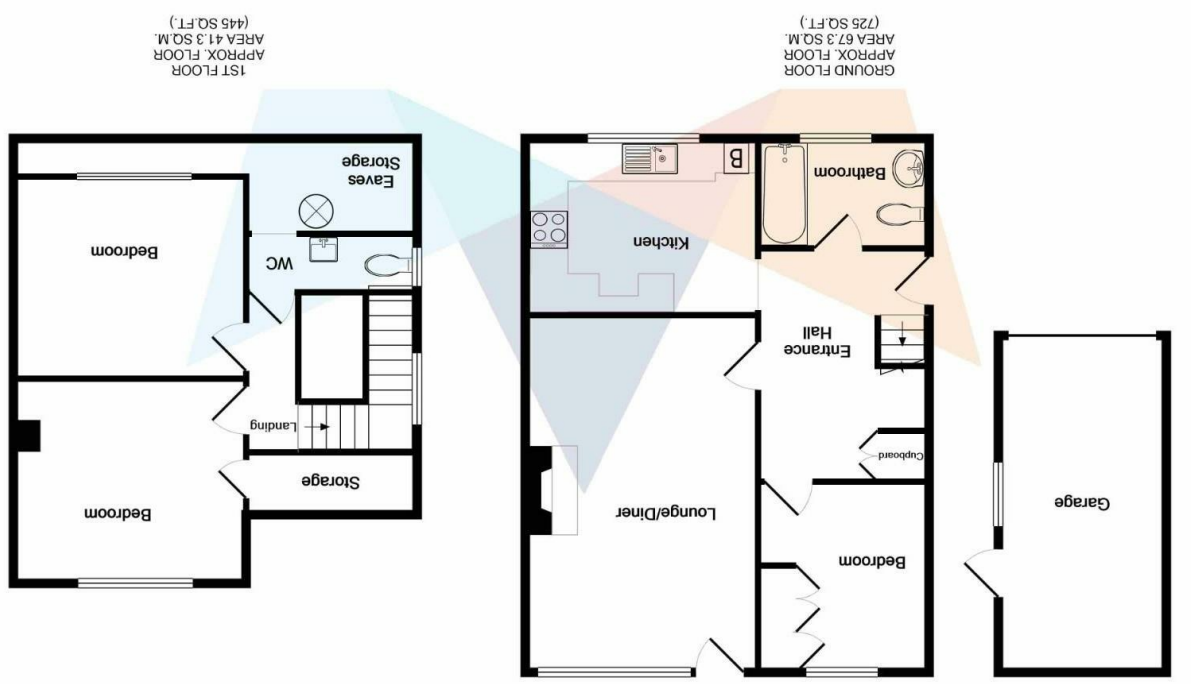


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (45-54)
Low energy efficiency - higher running costs	E (39-44)
Low energy efficiency - higher running costs	F (21-38)
Low energy efficiency - higher running costs	G (1-20)
Very low energy efficiency - higher running costs	H (1-10)
Very low energy efficiency - higher running costs	I (1-10)
Very low energy efficiency - higher running costs	J (1-10)
Very low energy efficiency - higher running costs	K (1-10)
Very low energy efficiency - higher running costs	L (1-10)
Very low energy efficiency - higher running costs	M (1-10)
Very low energy efficiency - higher running costs	N (1-10)
Very low energy efficiency - higher running costs	O (1-10)
Very low energy efficiency - higher running costs	P (1-10)
Very low energy efficiency - higher running costs	Q (1-10)
Very low energy efficiency - higher running costs	R (1-10)
Very low energy efficiency - higher running costs	S (1-10)
Very low energy efficiency - higher running costs	T (1-10)
Very low energy efficiency - higher running costs	U (1-10)
Very low energy efficiency - higher running costs	V (1-10)
Very low energy efficiency - higher running costs	W (1-10)
Very low energy efficiency - higher running costs	X (1-10)
Very low energy efficiency - higher running costs	Y (1-10)
Very low energy efficiency - higher running costs	Z (1-10)

TOTAL APPROX FLOOR AREA 108.7 SQ.M. (1170 SQ.FT.)



miles & barr
YOUR PROPERTY AGENT

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

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**14 CLIVE ROAD
RAMSGATE**



**14 CLIVE ROAD
RAMSGATE**

£280,000

- Offered with no forward chain
- Ample space and potential
- Off street parking
- Three bedroom semi-detached
- Downstairs bedroom and Bathroom
- Separate W/C

LOCATION

Cliffsend is located to the west of Ramsgate and is very close to Pegwell Bay with its SSSI status a super place for coastal walks to take in the unique geology, and watch coastal, wading birds and enjoy the nature reserve which is adjacent. Pegwell Bay also has a full size replica Viking Ship situated on the cliff top visible from the Sandwich Road. For the energetic, walk, run or cycle eastwards along the cliff top, beach or across farmland to access Ramsgate which is just a five minute car drive. Alternatively head west to the historic market town of Sandwich or the pretty rural villages of Minster and Monkton. Keen golfers can walk just around the corner to St Augustines Golf Club or journey a little further to Stonelees, Royal St Georges or Princes. For those requiring swift access to roads which exit Thanet, the location is ideal as it is easy to join the A299 Hengist Way for perhaps a daily commute to Canterbury, Ashford, Maidstone and beyond. There is a fast rail link to St Pancras from Ramsgate Railway Station.

ABOUT

OFTEN SOUGHT, SELDOM FOUND!!! Miles & Barr are delighted to be offering to the market this three bedroom chalet style family home nestled in the quiet area of Cliffsend.

Accommodation is deceptively spacious and boasts an abundance of space and storage throughout, upon entry there is a large entrance hall with wrap around staircase. Immediately to the right is the downstairs family bathroom, adjacent to this is the kitchen with fitted floor and wall units. At the rear of the property is the third bedroom and living room with views across the rear garden. Venture to the first floor to find two further double bedrooms and a separate W/C. Externally there is off street parking for a couple of cars, detached garage and a large rear garden. There is a lot of potential to extend the footprint of the property (Subject to the relevant planning consents) without compromising the feel of the back garden.

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

DESCRIPTION

Entrance

Lounge 16'04 x 11'11 (4.98m x 3.63m)

Kitchen 11'10 x 8'11 (3.61m x 2.72m)

First Floor

Bathroom 8'09 x 5'05 (2.67m x 1.65m)

Separate WC

Bedroom One 12'00 x 10'05 (3.66m x 3.18m)

Bedroom Two 11'01 x 10'04 (3.38m x 3.15m)

Bedroom Three 9'08 x 8'07 (2.95m x 2.62m)

External

Rear Garden

Off Street Parking

Detached Garage

