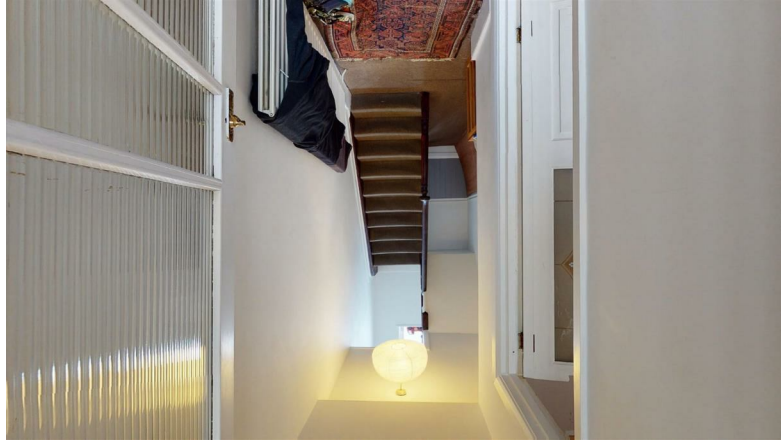


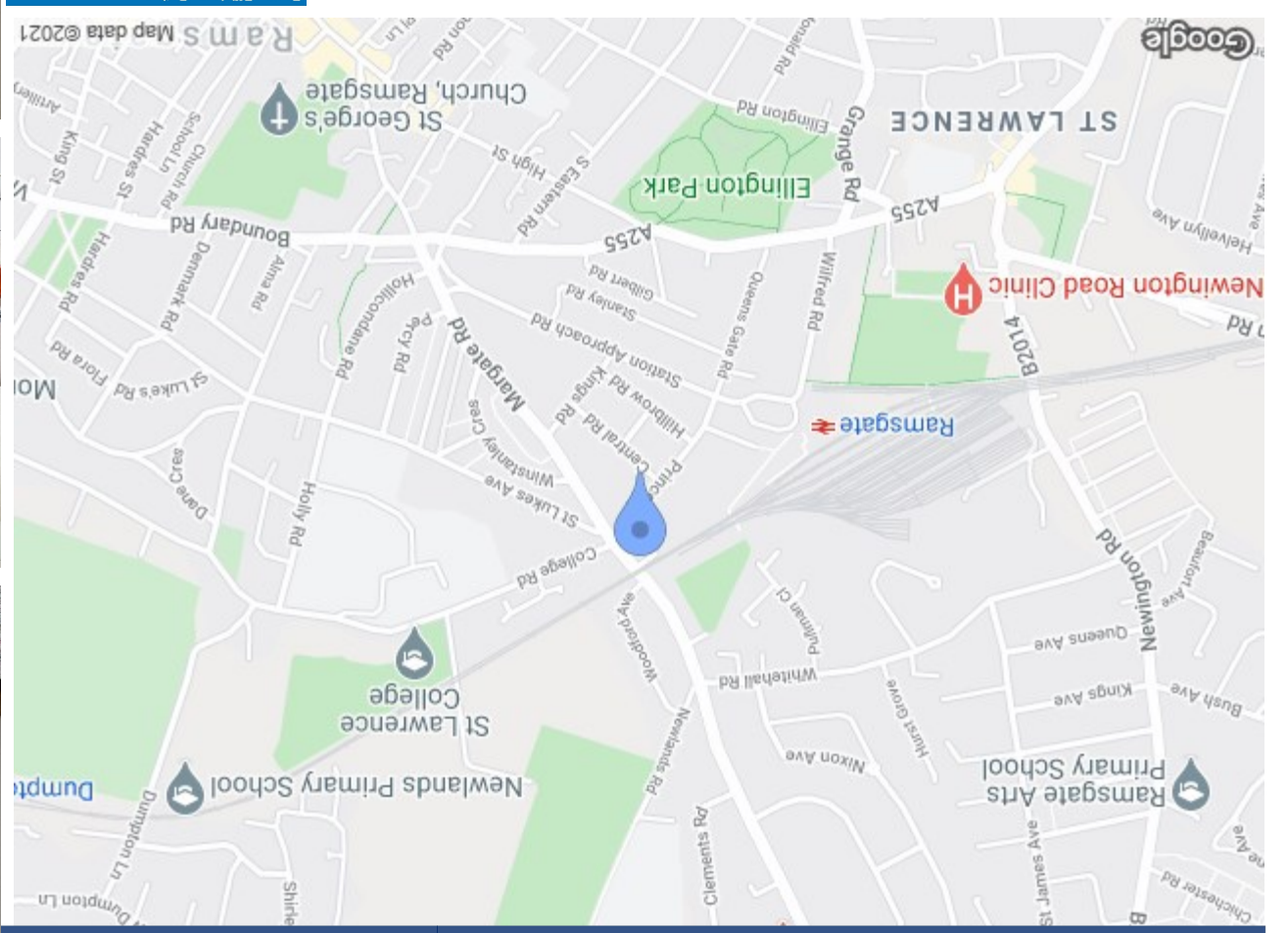
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



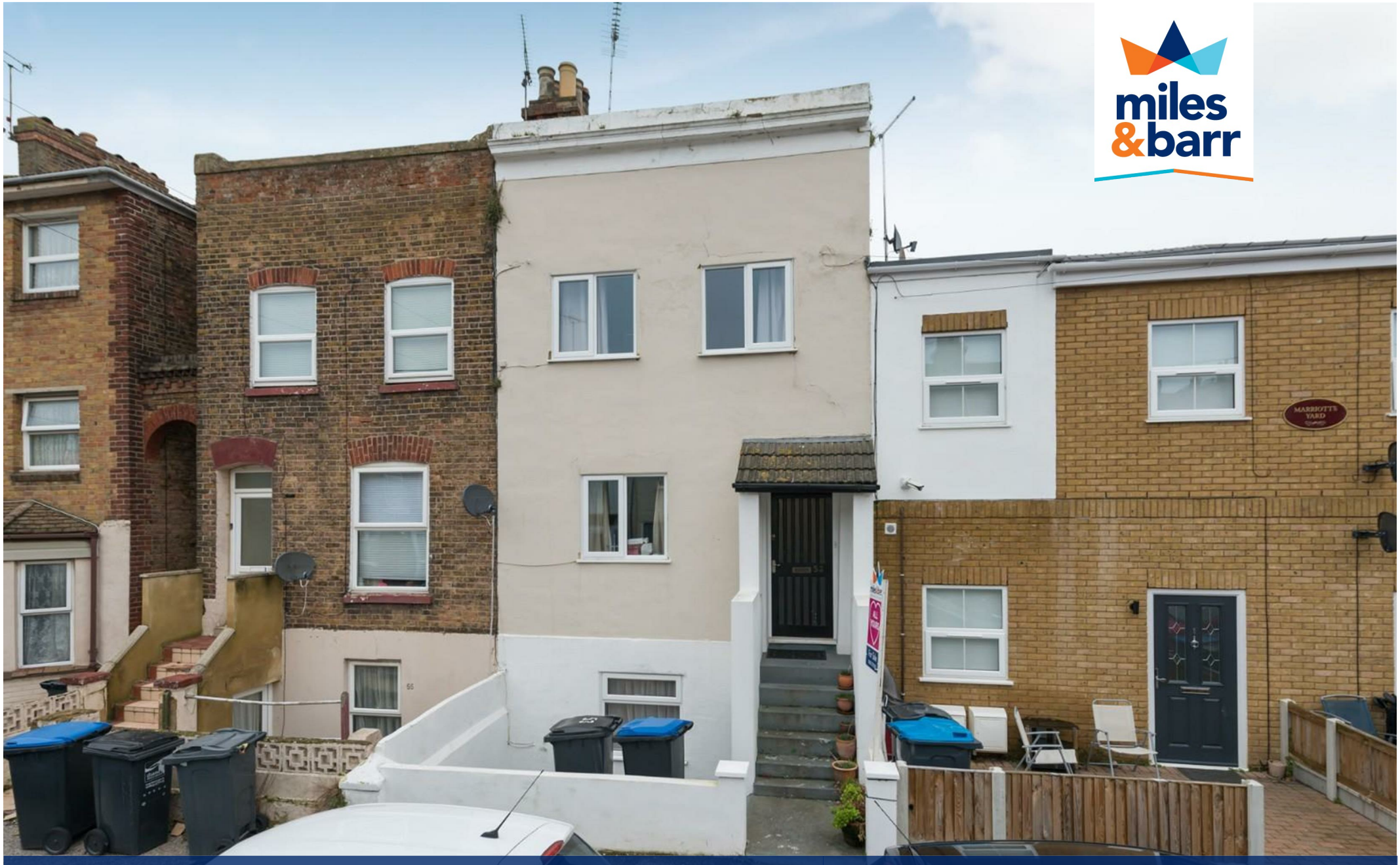
51 Queen Street, Ramsgate, Kent, CT11 9EJ
 01843 570500 e. ramsgate@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Energy efficient - lower running costs	C (69-80)
Energy efficient - lower running costs	D (55-65)
Energy efficient - lower running costs	E (43-54)
Energy efficient - lower running costs	F (31-42)
Energy efficient - lower running costs	G (21-30)
Not energy efficient - higher running costs	H (1-20)



**53 CENTRAL ROAD
 RAMSGATE**



**53 CENTRAL ROAD
 RAMSGATE**

£210,000

- Three bedroom mid-terrace
- Through lounge/dining room
- Central location
- Walking distance to high speed train links and town center
- Secluded 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 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 thrilled to bring to the market this deceptively spacious, three bedroom mid-terrace home nestled in a quiet road in the heart of Ramsgate, just a short walk to High Street and High Speed Train Station.

Accommodation is arranged over three floors and boasts an entrance hall on the upper ground with bedroom to the front and family bathroom adjacent. Venture to the first floor to find two further double bedrooms and views over rooftops. The ground floor comprises of a through lounge/dining room with access to the front garden and to the kitchen at the back. The kitchen has fitted floor and wall units along with space and plumbing for white goods and access to the secluded rear garden.

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

DESCRIPTION

Entrance

Upper Ground Floor

Bedroom 11'4" x 11'11" (3.47 x 3.65)

Bathroom 9'4" x 7'6" (2.86 x 2.31)

Ground Floor

Lounge 14'5" x 11'7" (4.41 x 3.54)

Dining Room 12'2" x 11'6" (3.71 x 3.52)

Kitchen 11'5" x 7'2" (3.49 x 2.2)

First Floor

Bedroom 14'7" x 11'11" (4.45 x 3.65)

Bedroom 11'10" x 9'6" (3.61 x 2.91)

External

Rear garden

Front garden

