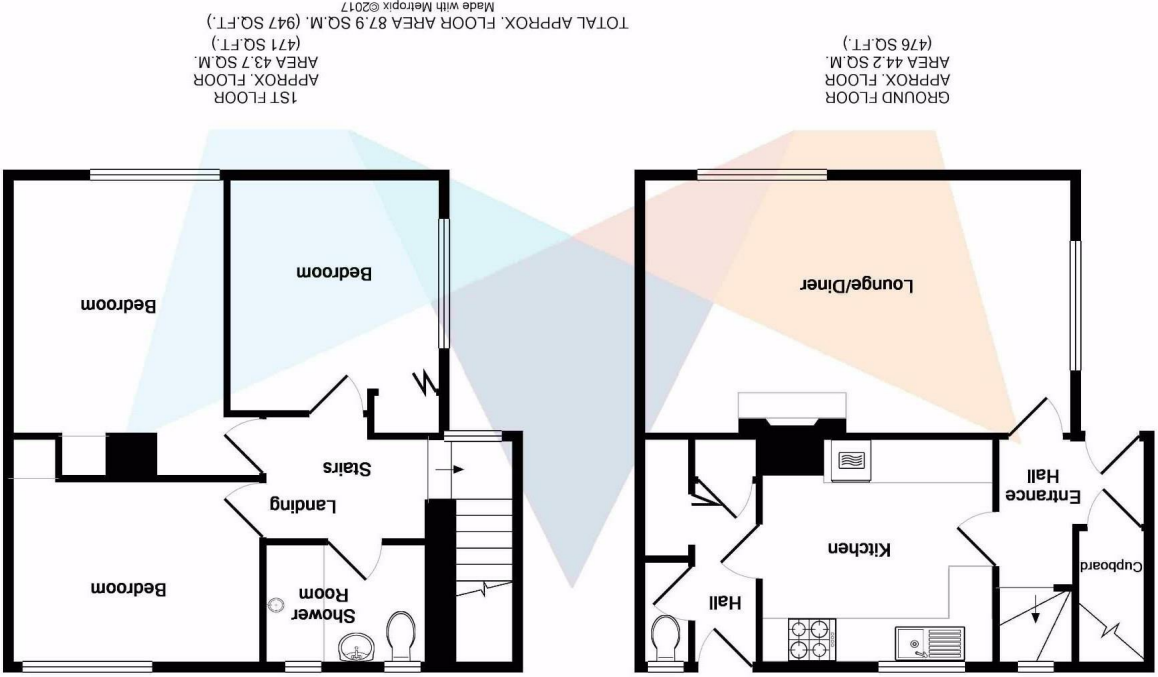
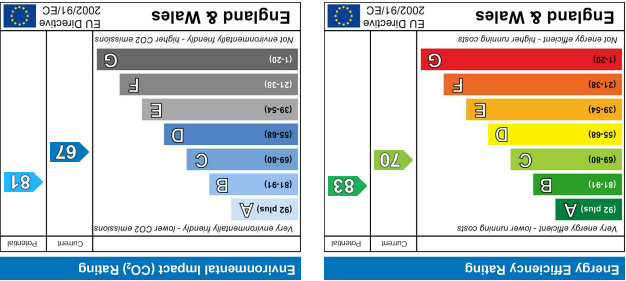


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



13 COLOMBO SQUARE
RAMSGATE



13 COLOMBO SQUARE
RAMSGATE

£215,000

- Chain Free
- 3 Bed Semi
- Off Street Parking
- Large Garden
- Downstairs W.C
- 3 Double Bedrooms
- Great Family Home
- Popular Location

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 11 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

Chain Free With Large Garden. This much loved semi detached family home comprises entrance hall leading to a lovely large reception and separate spacious kitchen which leads to a rear lobby and W.C. The upstairs offers three good sized bedrooms and a shower room, There is currently a stair lift in situ which may suit a family with a member who has limited mobility but the vendors are able to remove this if it is not required. The house has been well maintained but is now a little dated so means that you can move in and make it your own. The property would suit a keen gardener or someone who wants a decent garden for pets or children to enjoy. To view please call Miles and Barr on 01843 570500 we are open seven days a week.

DESCRIPTION

- Ground Floor
- Entrance
- Entrance Hall
- Lounge 20 x 11'11 (6.10m x 3.63m)
- Kitchen 10'00 x 10'09 (3.05m x 3.28m)
- WC 2'04 x 4'10 (0.71m x 1.47m)
- Room 5'03 x 2'05 (1.60m x 0.74m)
- First Floor
- Bedroom Three 11'00 x 9'09 (3.35m x 2.97m)
- Bedroom Two 13'11 x 9'11 (4.24m x 3.02m)
- Bedroom One 8'07 x 12'02 (2.62m x 3.71m)
- Wetroom 7'05 x 5'01 (2.26m x 1.55m)
- Exterior
- Garden 60' (18.29m)
- Off Street Parking

