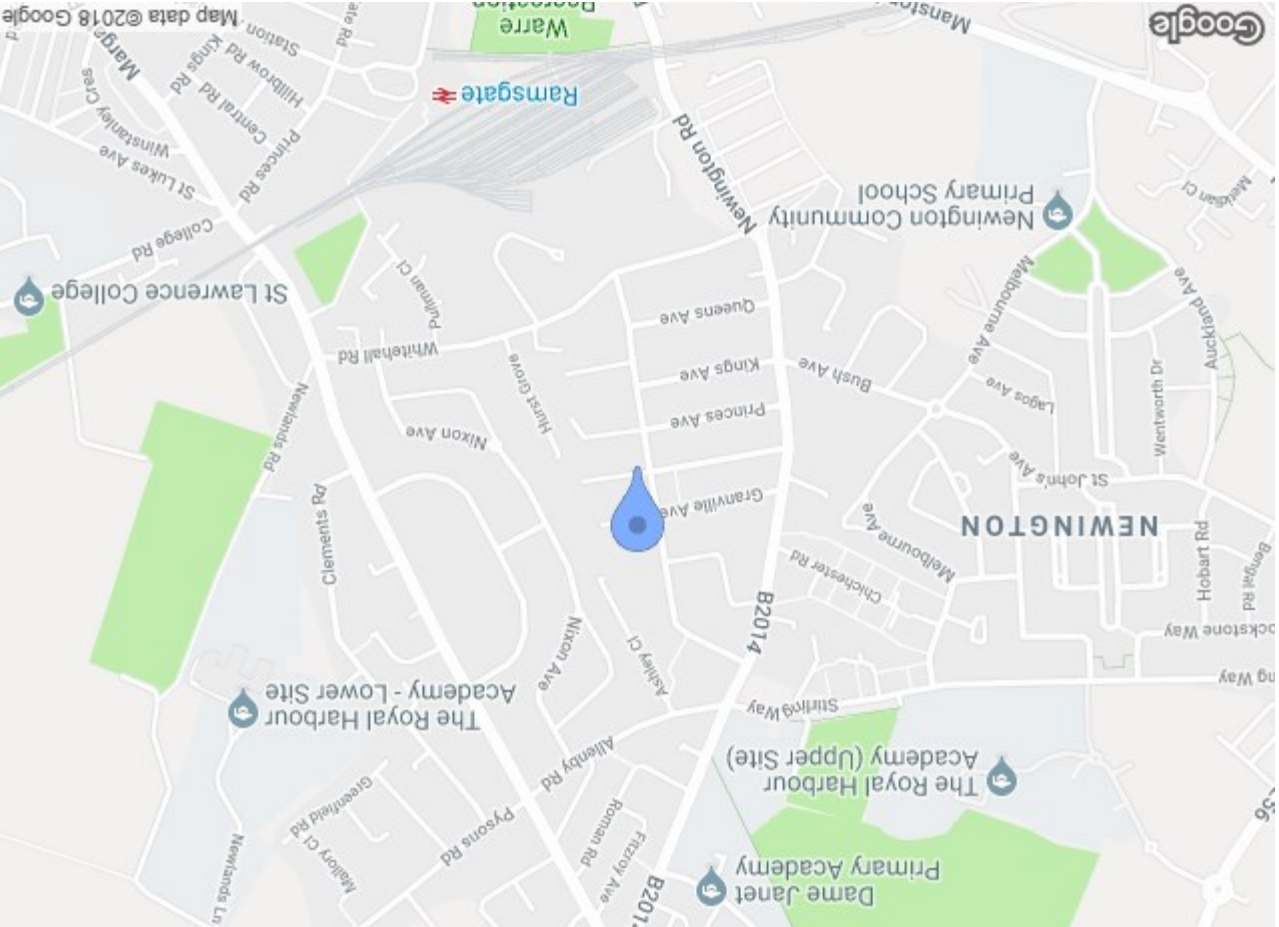
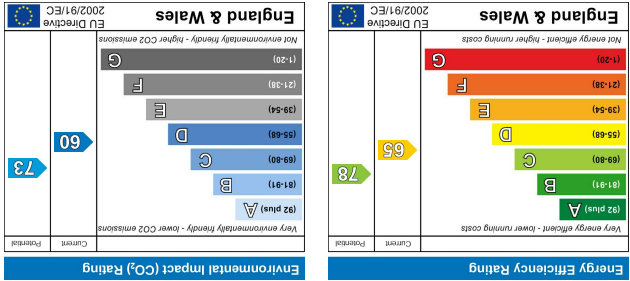


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances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



1 OAKDENE ROAD  
RAMSGATE

**miles & barr**  
YOUR PROPERTY AGENT

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**Relocation network**

**1 OAKDENE ROAD**  
**RAMSGATE**

**£295,000**



- Lovely family home
- Four bedrooms
- Open plan lounge/diner
- Modern fitted kitchen
- Private garden to the rear
- Off road parking
- Good condition throughout

### ABOUT

Miles and Barr are delighted to bring to the market this lovely family home, located in a popular residential area, convenient for local bus routes, and the station with fast rail links to London, St Pancras. The property boasts four good sized bedrooms and a family bathroom on the top two floors, on the ground floor there is an open plan lounge/diner, and a modern fitted kitchen. To the rear is an easy maintenance, private rear garden. There is off road parking on the driveway. In good condition throughout - internal viewing is highly recommended. Call 01843-570500 to book your viewing, open 7 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 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.

### DESCRIPTION

- Ground Floor
- Entrance Hall
- Reception One - open plan to 11'10 x 13'01 (3.61m x 3.99m)
- Reception Two 13'02 x 10'11 (4.01m x 3.33m)
- Kitchen/Diner 8'04 x 9'07 (2.54m x 2.92m)
- First Floor
- Bedroom One 12'10 x 11'01 (3.91m x 3.38m)
- Bedroom Two 10'03 x 11'00 (3.12m x 3.35m)
- Bedroom Three 8'03 x 10'09 (2.51m x 3.28m)
- Bathroom/WC 8'05 x 8'04 (2.57m x 2.54m)
- Top Floor
- Bedroom Four 13'04 x 15'08 (4.06m x 4.78m)
- Exterior
- Off Road Parking to Front
- Private garden to the rear

