



13 Grosvenor Road, Ramsgate  
£300,000

# 13 Grosvenor Road

Ramsgate, Ramsgate

Lovely Three Bedroom Family Home Miles and Barr are delighted to bring to the market this three bedroom mid-terrace home located in a popular area of Ramsgate. This property is within walking distance of the town centre, seafront and harbour, great schooling at all levels plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs. Internally the property is well presented throughout, offering light and airy accommodation comprising; entrance hall, open plan lounge/diner with bay window, modern fitted kitchen, and bathroom on the ground floor. Upstairs you have two double bedrooms and a generous single bedroom. Externally to the rear is a good sized garden which is mainly laid to lawn, with patio area. Sure to be popular with out of town buyers and locals alike, call sole agents Miles and Barr now to book your internal viewing for this property!

- Close To Good Schools
- Popular Location
- Well Presented Throughout
- Three Bedroom Family Home
- No Onward Chain
- Excellent Transport Links





### Entrance

### Lounge

Dimensions: 7.47m x 3.28m (24'6 x 10'9).

### Kitchen

Dimensions: 2.11m x 2.69m (6'11 x 8'10).

### Bathroom

Dimensions: 1.93m x 1.93m (6'4 x 6'4).

### First Floor

### Bedroom One

Dimensions: 4.24m x 3.18m (13'11 x 10'5).

### Bedroom Two

Dimensions: 3.43m x 2.67m (11'3 x 8'9).

### Bedroom Three

Dimensions: 2.11m x 2.72m (6'11 x 8'11).

### Rear Garden

### External





GROSS INTERNAL AREA  
 FLOOR 1: 457 sq. ft, FLOOR 2: 377 sq. ft  
 TOTAL: 834 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)