



36 Vale Square, Ramsgate
£305,000

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FANTASTIC FAMILY HOME FOR SALE NEAR RAMSGATE TOWN CENTRE Miles and Barr are delighted to bring this three bedroom semi detached home for sale in popular Vale Road. Off set from the road itself the home is in a quiet location opposite Christ Church. As you enter the home there is a convenient porch, through to the main hall. to your right there is a lounge and a separate dining room. The kitchen has been extended out with the addition of a conservatory adding space. Upstairs gives you two double bedrooms both with adequate inbuilt storage, and a smaller bedroom to the front of the home. There is also a bathroom and separate W/C. Additionally there is a large loft space that is large enough to extend in to (subject to the correct planning permissions.) A private, paved rear garden and a small front garden. Call miles and Barr today to arrange a viewing!

- Quiet Location
- Council Tax Band: B
- Family Home
- Three Bedrooms
- Private Garden
- Semi Detached
- No chain





Entrance Porch

Entrance Hall

Living Room

Dimensions: 3.99m x 3.48m (13'01 x 11'05).

Conservatory

Dimensions: 5.31m x 2.18m (17'05 x 7'02).

WC

Dimensions: 1.09m x 0.74m (3'07 x 2'05).

Kitchen

Dimensions: 2.24m x 1.85m (7'04 x 6'01).

First Floor

Landing

Bedroom Three

Dimensions: 7'03 x 6'05 (22'11"9'10" x 19'8"16'4").

Front Garden

Dining Room

Dimensions: 3.48m x 3.25m (11'05 x 10'08).

Bedroom Two

Dimensions: 3.51m x 3.18m (11'06 x 10'05).

Bathroom

Dimensions: 1.91m x 1.45m (6'03 x 4'09).

Bedroom Three

Dimensions: 3.48m x 3.20m (11'05 x 10'06).

Exterior

Rear Garden





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