



206 Hereson Road, Ramsgate  
£310,000

# 206 Hereson Road

Ramsgate, Ramsgate

Miles & Barr are privileged to bring to the market this wonderfully presented and deceptively spacious three bedroom terraced house on the highly sought after Hereson Road. The property has been decorated to a high standard by the current owners with accommodation boasting a large lounge to the front with box bay window, feature fireplace and picture rails. Adjacent to the lounge is the separate dining room which some owners of similar properties have opened up to create a large open plan space. From here there are French doors which lead out onto the Indian sandstone patio with a superb summer house at the rear of the garden. The kitchen is also at the rear and has fitted floor and wall units, roll-top work surfaces, inset stainless steel sink and integrated oven and four ring gas hob. On the first floor there are three good sized bedrooms and family bathroom which benefits from shower attachment above the bath, low level flush W/C and wash hand basin. The loft space is exceptionally large and with the relevant planning consents could be transformed into a wonderful master suite. Externally, apart from the patio, there is also a large lawned area. To arrange an appointment to view call the Ramsgate office of Miles and Barr now!

Tenure: Freehold

- Short Walk To Dumpton Train Station
- Ideal Family Home
- Stunning Three Bedroom Home
- Close To Town Centre
- Council Tax Band – B
- Summer House/Bar Area
- Gardens Laid To Lawn





## Ground Floor

### Lounge

Dimensions: 4.90m x 3.94m (16'1 x 12'11).

### Dining Room

Dimensions: 3.89m x 3.84m (12'9 x 12'7).

### Kitchen

Dimensions: 2.39m x 2.31m ( 7'10 x 7'7).

## First Floor

### Bedroom One

Dimensions: 4.93m x 3.53m ( 16'2 x 11'7).

### Bedroom Two

Dimensions: 3.84m x 3.48m (12'7 x 11'5 ).

### Bedroom Three

Dimensions: 2.69m x 2.08m (8'10 x 6'10).

### Bathroom

Dimensions: 1.75m x 1.68m (5'9 x 5'6).

## External

### Summer House

Dimensions: 5.54m x 3.45m (18'2 x 11'4).

### 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](http://milesandbarr.co.uk/referral-fee-disclosure)