



Maryville Park Road, Ramsgate  
£340,000



# Maryville Park Road

Ramsgate, Ramsgate

Extended Three Bedroom Semi Detached Home

This well positioned family home benefits being close to the town centre and Royal Harbour as well as being a moments' walk to Ramsgate station where the high speed link to London St Pancras can be accessed.

The property comprises entrance porch leading to an entrance hall which opens to a front living room with bay window, separate dining room with access to the garden, and kitchen with utility room and storage in the covered side access.

To the first floor the landing leads to two double bedrooms, single bedroom, and family bathroom and a further shower room. To the rear is a sunny good-sized garden. To the front, the home is set back from the road, and offers off road parking.

- Three Bedrooms
- Extended
- Two Bathrooms
- Close To Schools







### Entrance

### Entrance Hall

### Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

### Dining Room

11' 10" x 15' 10" (3.61m x 4.83m)

### Utility Room

7' 10" x 6' 11" (2.39m x 2.11m)

### Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)

### First Floor

### Bedroom One

11' 10" x 11' 2" (3.61m x 3.4m)

### Bedroom Two

11' 10" x 10' 2" (3.61m x 3.1m)

### Bedroom Three

9' 10" x 8' 6" (3m x 2.59m)

### Bathroom

4' 0" x 5' 7" (1.22m x 1.7m)

### Shower Room

8' 2" x 7' 3" (2.49m x 2.21m)





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 591 sq. ft, FLOOR 2: 600 sq. ft  
TOTAL: 1191 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)