



22 Mayforth Gardens, Ramsgate

Offers Over £300,000

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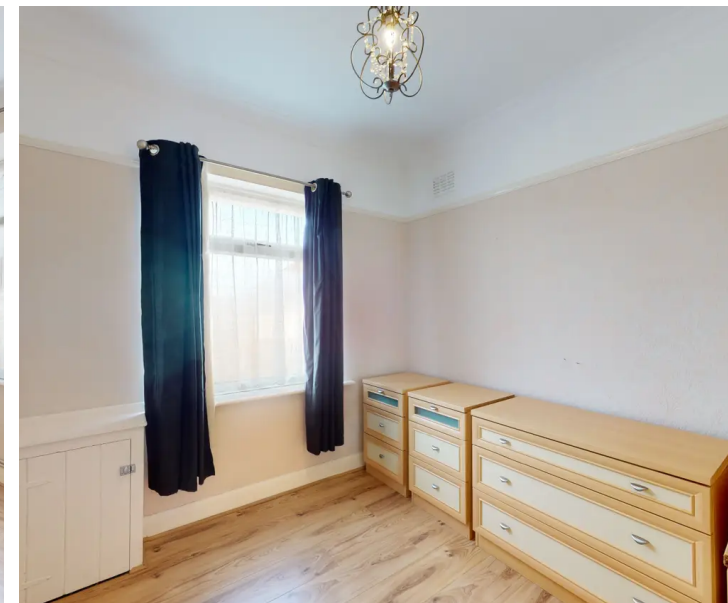
Ramsgate, Ramsgate

Sought After Well Presented Two Bedroom Bungalow In Popular Pegwell Location! Miles and Barr are thrilled to offer to the market this two bedroom semi-detached property situated in the picturesque village of Pegwell on the borders of Ramsgate. The property is in the catchment area for a number of popular schools including Chilton (which was rated outstanding by Ofsted), Christchurch and St. Lawrence. Cliff top walks can be taken east to the town and Royal Harbour or west to the unspoiled Pegwell Bay with its SSSI status, unique geology and bird life. The property is well presented throughout, offering light and airy accommodation comprising; entrance hall, lounge with bay window, a large main double bedroom, a smaller double bedroom, modern fitted kitchen, conservatory overlooking the garden, and bathroom. Outside to the front of the home is off road parking for two vehicles, whilst to the rear is a lovely garden, mainly laid to lawn with shrubs, and patio area. A popular property in a desirable location, call sole agents Miles and Barr to book your viewing!

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Village Location
- Excellent Transport Links
- Generous Rear Garden
- Well Presented Throughout
- Moments From Seafront/Pegwell Bay
- Semi-Detached Bungalow
- Off Street Parking
- Located In Popular Quiet Close





Ground Floor

Entrance Porch

Hallway

Living Room

Dimensions: 4.55m x 3.30m (14'11 x 10'10).

Kitchen

Dimensions: 3.12m x 2.72m (10'3 x 8'11).

Bathroom

Dimensions: 1.96m x 1.78m (6'5 x 5'10).

Conservatory

Dimensions: 5.23m x 2.08m (17'2 x 6'10).

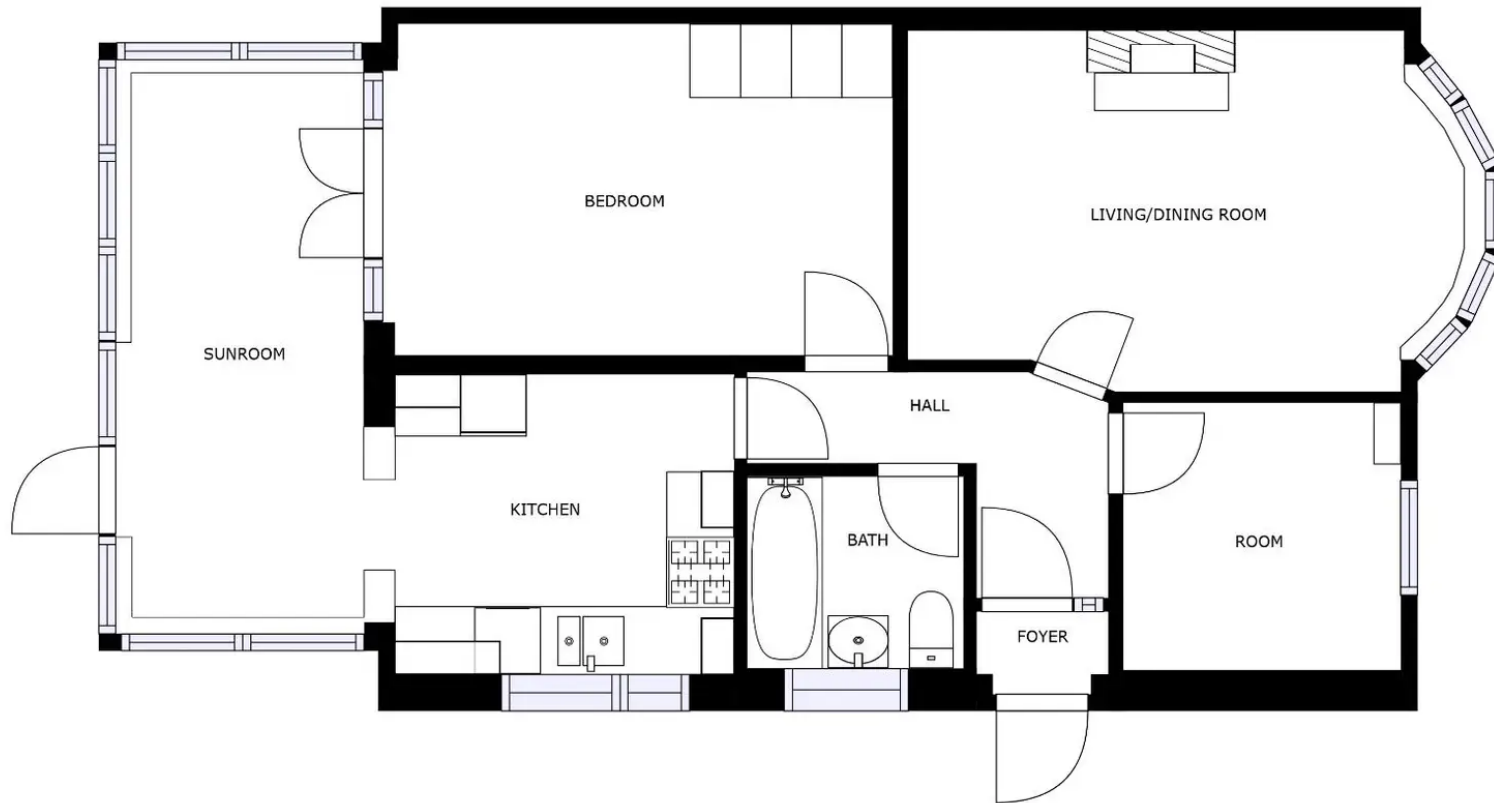
Bedroom One

Dimensions: 4.52m x 3.00m (14'10 x 9'10).

Bedroom Two

Dimensions: 2.44m x 2.54m (8'0 x 8'4).





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 747 sq. ft
TOTAL: 747 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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