



13 Hollicondane Road, Ramsgate

Offers Over £350,000



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Ramsgate, Ramsgate

VICTORIAN TERRACE WALKING DISTANCE TO RAMSGATE TRAIN STATION! Miles & Barr are delighted to bring to the market this three bedroom house in a central location within walking distance of Ellington Park and Ramsgate railway station which offers a high speed link to London St Pancras. The property comprises; entrance hall leading to the lounge with a lovely bay window, separate dining room, WC and spacious kitchen opening to the breakfast room which overlooks the low maintenance rear garden. Upstairs on the first floor there are two double bedrooms and a family bathroom, whilst on the second floor is a further double bedroom. To view this super property please call Miles & Barr today, we are open seven days a week!

Council Tax band: B

Tenure: Freehold

- Walking Distance To Train Station
- Mid Terraced Victorian Home
- Three Bedrooms
- Two Reception Rooms
- Breakfast Room
- Low Maintenance Rear Garden





Ground Floor

Lounge

Dimensions: 4.39m x 3.43m (14'05 x 11'03).

Dining Room

Dimensions: 3.68m x 2.84m (12'01 x 9'04).

Breakfast Room

Dimensions: 3.15m x 2.62m (10'04 x 8'07).

Kitchen

Dimensions: 4.24m x 2.62m (13'11 x 8'07).

WC

First Floor

Bedroom One

Dimensions: 4.50m x 4.37m (14'09 x 14'04).

Bedroom Two

Dimensions: 3.71m x 2.90m (12'02 x 9'06).

Bathroom

Dimensions: 2.67m x 2.51m (8'09 x 8'03).

Second Floor

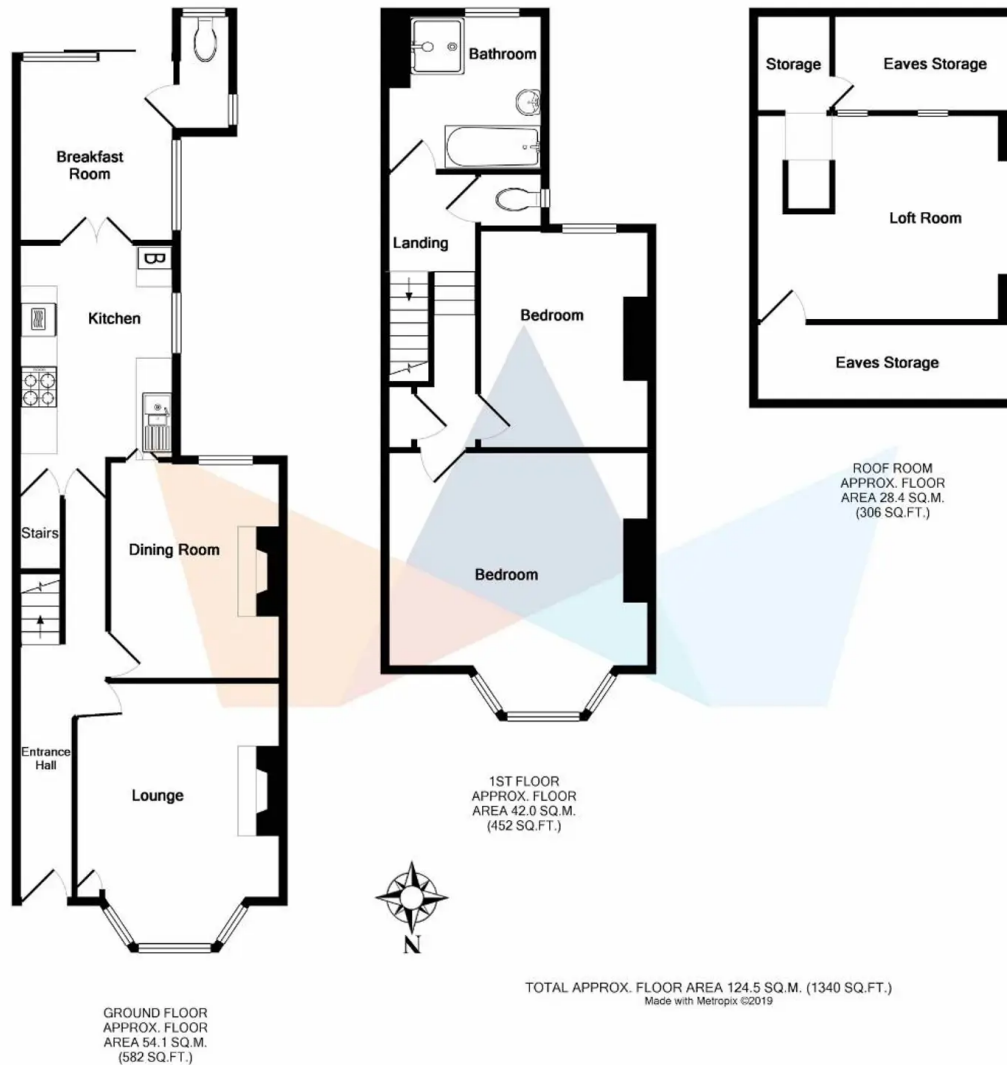
Bedroom Three

Dimensions: 4.17m x 3.56m (13'08 x 11'08).

External

Rear Garden





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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