



26 Vale Road, Ramsgate

Offers Over £285,000



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Ramsgate, Ramsgate

Versatile Home with PARKING in Popular Location
Close to Town and Train Station!

Miles and Barr are delighted to bring to the market this three/four bedroom mid-terrace home located in a popular area of Ramsgate. This property is within walking distance of the town centre, seafront and harbour, great schooling at all levels plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

Internally the property offers accommodation comprising; entrance hall, lounge with bay window, feature fireplace, dining room through to the kitchen at the rear, and family bathroom on the upper ground floor. On the lower ground floor you will find a further hallway with external access to the front of the home, a bedroom, reception room, along with utility room and a further bathroom. Upstairs on the first floor you have a further two double bedrooms. Externally to the rear is a garden, whilst to the front is off road parking.

Viewing is welcomed, and by appointment only, so call Miles and Barr today!

- Close To Town Centre
- Versatile Living
- Excellent Transport Links





Lower Ground Floor

Entrance Hall

Reception / Bedroom

Dimensions: 2.97m x 4.06m (9'9 x 13'4).

Bedroom One

Dimensions: 4.06m x 3.53m (13'4 x 11'7).

Utility Room

Dimensions: 1.83m x 2.79m (6'0 x 9'2).

Bathroom

Dimensions: 1.68m x 1.85m (5'6 x 6'1).

Upper Ground Floor

Lounge

Dimensions: 3.81m x 3.48m (12'6 x 11'5).

Dining Room

Dimensions: 3.02m x 3.00m (9'11 x 9'10).

Kitchen

Dimensions: 2.82m x 1.91m (9'3 x 6'3).

Bathroom

First Floor

Entrance Hall

Bedroom Three

Dimensions: 3.15m x 3.45m (10'4 x 11'4).

Bedroom Two

Dimensions: 3.58m x 4.72m (11'9 x 15'6).

Off Road Parking

Rear Garden

External





GROSS INTERNAL AREA
 BASEMENT : 466 sq. ft. 1ST FLOOR: 425 sq. ft.
 2ND FLOOR : 353 sq. ft.
 REDUCED HEADROOM BELOW
 2.35 M: 25 sq. ft. TOTAL: 1,244 sq. ft.
AS PER LAND REGISTRATION OFFICE RECORDS



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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