



48 Nethercourt Hill, Ramsgate
£350,000



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Ramsgate, Ramsgate

THREE BEDROOM DETACHED BUNGALOW FOR SALE WITH NO ONWARD CHAIN! Miles and Barr are delighted to offer this three bedroom detached bungalow, opposite Nethercourt Park! The home requires refurbishment but offers a lot of opportunity for the right person, with potential to extend both out the back of the home and up in to the roof, subject to the correct planning permissions. Inside the home offers a large living room and bedroom to the front of the home, separate Bathroom and W/C, two further double bedrooms toward the rear of the home and a kitchen that leads out in to the large rear, south facing garden. The home is set back of the road and as travel links near by for the local LOOP bus route, with Ramsgate Train Station a short walk away Not one to be missed! call Miles and Barr to arrange your viewing \nProperty Overview -

- Council Tax Band: C
- Potential to Extend
- No Chain
- Detached
- Three Bedrooms
- Large, South Facing Rear Garden





Bedroom

Dimensions: 3.81m x 3.33m (12'06 x 10'11).

W/C

Dimensions: 0.86m x 1.65m (2'10 x 5'05).

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances

Kitchen

Dimensions: 2.77m x 3.23m (9'01 x 10'07).

Rear Garden

Bedroom

Dimensions: 3.51m x 2.95m (11'06 x 9'08).

External

Bathroom

Dimensions: 1.55m x 1.96m (5'01 x 6'05).

Entrance

Bedroom

Dimensions: 3.02m x 2.13m (9'11 x 7'00).

Lounge

Dimensions: 3.33m x 4.62m (10'11 x 15'2).





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