



42 Sycamore Grange, Ramsgate
£295,000

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Ramsgate, Ramsgate

Excellent Turn Key Home...Miles & Barr are delighted to bring to the market this three bedroom home in a popular area of Ramsgate. Accommodation is arranged over two floors, comprising; entrance hall, downstairs WC, modern fitted kitchen and lounge/diner with French doors leading out to a conservatory and into the garden. Upstairs on the first floor are three generous bedrooms, the main with en-suite and built in wardrobes, and a family bathroom. Externally the property has off road parking to the front with garage, as well as a generous garden to the rear. Located in the Dumpton area this home is within walking distance of local amenities, good schools at all levels, King George VI Park, Broadstairs, as well as excellent transport links via bus and train offering high speed links to London, making the home suitable for all your needs. This property will be in high demand due to it's great location, and would make a great first time buy, or the perfect investment. For your chance to view this lovely home, call agents Miles & Barr today!

- No Onward Chain
- Garage and Parking
- Moments to Train Station
- Excellent First Time Buy
- Broadstairs Borders
- Perfect Investment
- Three Bedroom Semi-Detached House





Entrance

Hallway

Kitchen

Dimensions: 2.74m x 2.29m (9'00 x 7'06).

Living and Dining Area

Dimensions: 4.67m x 5.00m (15'04 x 16'05).

First Floor

Landing

Bedroom One

Dimensions: 3.07m x 2.87m (10'01 x 9'05).

Ensuite

Dimensions: 2.08m x 1.68m (6'10 x 5'06).

Bedroom Two

Dimensions: 3.30m x 2.36m (10'10 x 7'09).

Bedroom Three

Dimensions: 3.10m x 2.18m (10'02 x 7'02).

Exterior

Front Garden

Garage

Rear Garden





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 514 sq. ft, FLOOR 2: 368 sq. ft
 TOTAL: 881 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