



38 Park Road, Ramsgate  
£350,000

# 38 Park Road

Ramsgate, Ramsgate

FOUR BEDROOM HOME FOR SALE NEAR ELLINGTON PARK!

Miles and Barr are delighted to bring this fantastic family home near the newly refreshed Ellington Park!

The Mid-terrace home offers plenty of space. As you enter the home there is a lounge, separate dining room and kitchen. The first floor has two double bedrooms, a family bathroom and a smaller bedroom towards the back. The loft here has been converted giving this home another double bedroom upstairs on the second floor, lit up by dual Velux windows offering a lovely view over the town. To the rear of the home is a good sized south facing garden, mainly laid patio.

To take advantage of this unique home and great location call Miles and Barr today to arrange a viewing.

- Four Bedrooms
- Walking Distance to Ellington Park
- Private Garden
- Close to Ramsgate Station
- Minets from Rasgate Town
- Perfect Family Home





## Ground Floor

### Entrance Hall

### Lounge

11' 5" x 13' 9" (3.48m x 4.19m)

### Kitchen/Diner

12' 3" x 5' 1" (3.73m x 1.55m)

### WC

2' 9" x 3' 3" (0.84m x 0.99m)

## First Floor

### Bedroom One

13' 11" x 10' 0" (4.24m x 3.05m)

### Bedroom Two

13' 12" x 14' 7" (4.27m x 4.45m)

### Bedroom Three

8' 4" x 5' 4" (2.54m x 1.63m)

### Bathroom

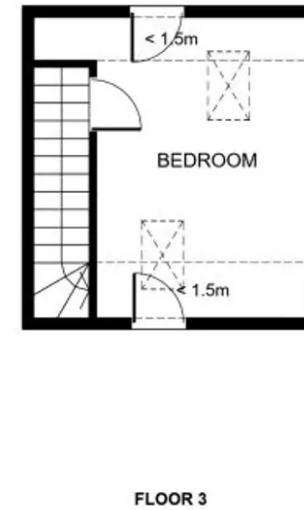
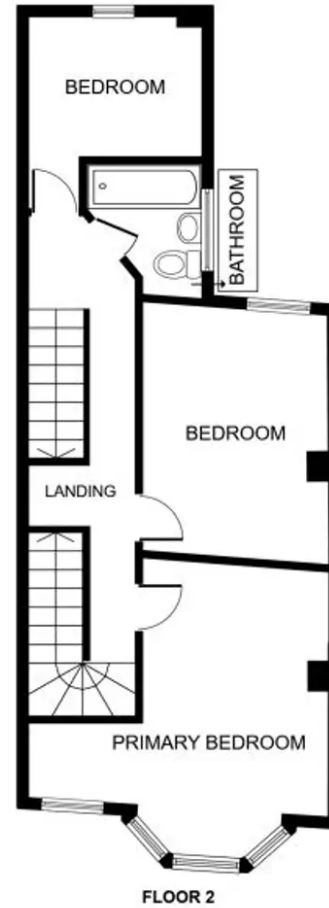
5' 12" x 5' 0" (1.83m x 1.52m)

## Second Floor

### Loft Room

13' 10" x 10' 0" (4.22m x 3.06m)





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

51 Queen Street, Kent - CT11 9EJ

01843 570 500

ramsgate@milesandbarr.co.uk

<http://www.milesandbarr.co.uk>

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](http://milesandbarr.co.uk/referral-fee-disclosure)