



68 Park Road, Ramsgate
£370,000

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Ramsgate, Ramsgate

MUST VIEW PERIOD PROPERTY - GRADE 2 LISTED - CLOSE TO RAMSGATE STATION - IDEAL FOR COMMUTERS - OFF STREET PARKING TO THE REAR

This is a property that has lots on offer including excellent size living accommodation comprising of lounge, separate dining room that opens on to the rear garden and leads to the off street parking to the rear of the property. There is also a kitchen and 3 separate cellar areas all offering extra storage and future potential. Then on the first floor there are two bedrooms and a family bathroom, then on the second floor there is a third bedroom and additional bathroom.

To appreciate all on offer a an internal viewing is highly recommended call the Ramsgate office of Miles and Barr now on 01843 570500

These property details are yet to be approved by the vendor.



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.

- Have there been any structural alterations? No
- Has the property been underpinned? No
- Has the property had any specialist treatments or





Entrance

Leading to

Lounge

18' 11" x 13' 3" (5.77m x 4.04m)

Dining Room

16' 8" x 9' 7" (5.08m x 2.92m)

Kitchen

13' 7" x 7' 9" (4.14m x 2.36m)

First Floor

Leading to

Bedroom One

16' 9" x 9' 4" (5.11m x 2.84m)

Bedroom Three

13' 4" x 9' 7" (4.06m x 2.92m)

Bathroom

7' 7" x 7' 6" (2.31m x 2.29m)

Second Floor

Leading to

Bedroom Two

15' 5" x 10' 2" (4.7m x 3.1m)

Bathroom

7' 8" x 5' 7" (2.34m x 1.7m)





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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