



31 Hereson Road, Ramsgate

Guide Price £140,000



31 Hereson Road

Ramsgate, Ramsgate

This property is for sale by Modern Method of Auction; Starting Bid Price £140,000 plus Reservation Fee

NO FORWARD CHAIN – IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

This recently refurbished two-bedroom house is a perfect opportunity for first-time buyers or investors looking for an ideal property to add to their portfolio. Situated in a location close to town, this home offers convenience and accessibility to all local amenities.

Upon entering, you will find a welcoming hallway leading to a living area, which has been updated to a high standard. The modern kitchen provides space for cooking and dining, and conveniently includes a downstairs WC.

Upstairs, there are two bedrooms, The property also benefits from a rear garden, offering a private outdoor space to enjoy the fresh air and alfresco dining.

With its charming kerb appeal, lovely interior, and convenient location, this property is sure to attract a wide range of interested parties. A council tax band of A makes this an affordable option for potential homeowners. Don't miss out on this fantastic opportunity to own a well-presented and conveniently positioned property.

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

Auctioneer Comments:





Ground Floor

Leading to

Lounge

14' 7" x 8' 4" (4.45m x 2.54m)

Kitchen

13' 4" x 7' 2" (4.06m x 2.18m)

WC

4' 9" x 2' 5" (1.45m x 0.74m)

First Floor

Leading to

Bedroom

14' 11" x 11' 7" (4.55m x 3.53m)

Bedroom

8' 5" x 7' 10" (2.57m x 2.39m)

Bathroom

6' 1" x 5' 3" (1.85m x 1.60m)





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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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure