



12 Kings Road, Ramsgate  
£269,950





# 12 Kings Road

Ramsgate, Ramsgate

Presenting this charming three bedroom semi detached house, an ideal opportunity for those seeking a spacious family home. The property boasts ample potential to extend, with a sizeable front and rear garden offering scope for outdoor living and entertaining. Furthermore, there is the possibility to add off road parking.

Entering the property, you are greeted by an open plan lounge diner, providing a generous and versatile living space. Perfect for both relaxing and hosting gatherings, this area offers a seamless flow of natural light throughout.

Nestled in a highly sought after location, this residence offers excellent transportation links, ensuring easy access to nearby amenities, schools, and recreational facilities. With the added benefit of being chain free, the property presents a fantastic opportunity for those looking to move swiftly and secure their new home.

In summary, this three bedroom semi detached house presents an abundance of potential and is situated in a sought after location. With its open plan lounge diner, generous gardens, and opportunity for extensions, this property is sure to attract both families and discerning buyers. Arrange a viewing today to fully appreciate the potential contained within.

## 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 (2017) and to ensure that the property is not being purchased by a person who is involved in money laundering.





## Ground Floor

Leading to

### Lounge / Dining room

10' 6" x 23' 4" (3.20m x 7.10m)

### Kitchen

8' 0" x 7' 0" (2.44m x 2.13m)

### Conservatory

6' 7" x 9' 2" (2.00m x 2.80m)

## First Floor

Leading to

### Bathroom

6' 11" x 7' 7" (2.10m x 2.30m)

### Bedroom

10' 10" x 12' 2" (3.30m x 3.70m)

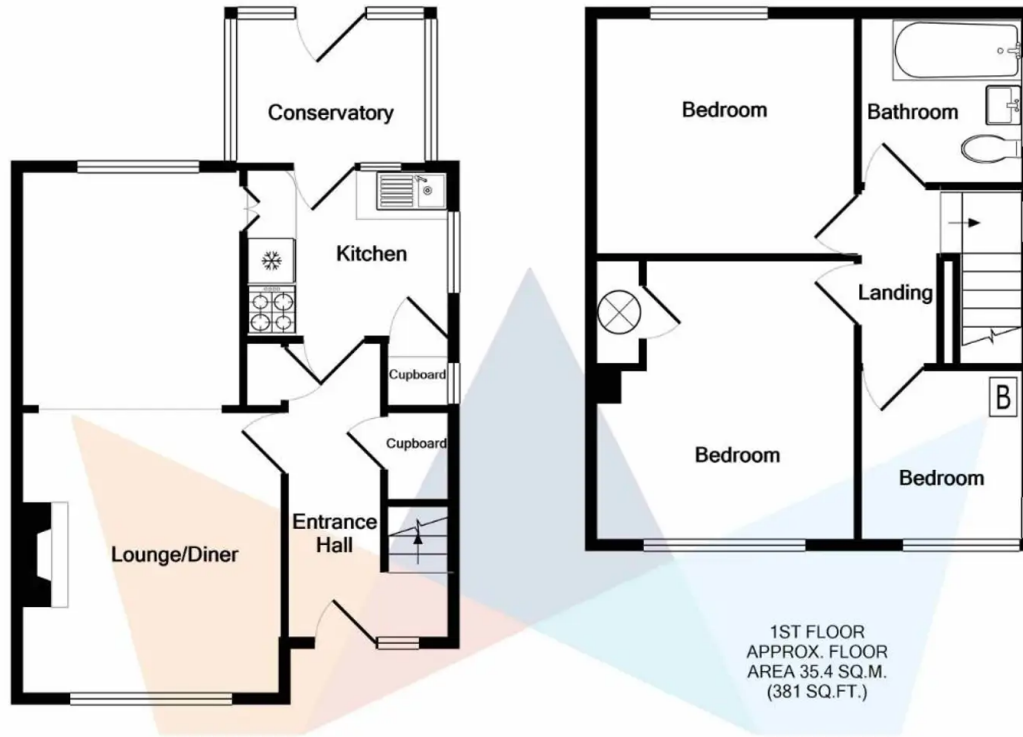
### Bedroom

10' 10" x 10' 6" (3.30m x 3.20m)

### Bedroom

6' 7" x 6' 11" (2.00m x 2.10m)





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