



Rumfields Road, Broadstairs

Offers Over £245,000



# 152 Rumfields Road

## Broadstairs

THREE BEDROOM SEMI DETACHED HOME BEING SOLD CHAIN FREE!!

Miles and Barr are delighted to bring to the market this three bedroom semi detached home being sold chain free. Located on Rumfields Road, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links.

Internally the property comprises an entrance hall leading to a lounge to the front of the property, followed by a second reception room leading to a kitchen and bathroom. The first floor offers three very well proportioned bedrooms.

Externally there is an electric charge point and potential to park 1 car on the front, street parking is available without restriction and a generous garden to the rear.

In our opinion this property is perfect for a range of buyers including those looking to put their on stamp on a property or someone looking for a buy to let.

- Lounge, Kitchen and Dining Room
- Sizeable Rear Garden
- Three Bedrooms
- Semi Detached Family Home





### Entrance

Leading to

### Reception Room

10' 2" x 8' 10" (3.10m x 2.69m)

### Dining Room

14' 4" x 11' 10" (4.37m x 3.60m)

### Kitchen

11' 0" x 6' 10" (3.36m x 2.08m)

### Bedroom

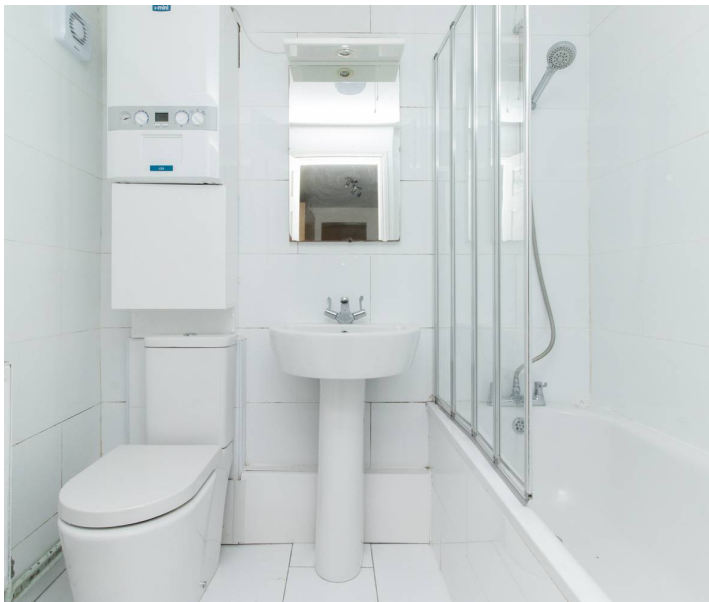
14' 2" x 10' 2" (4.33m x 3.10m)

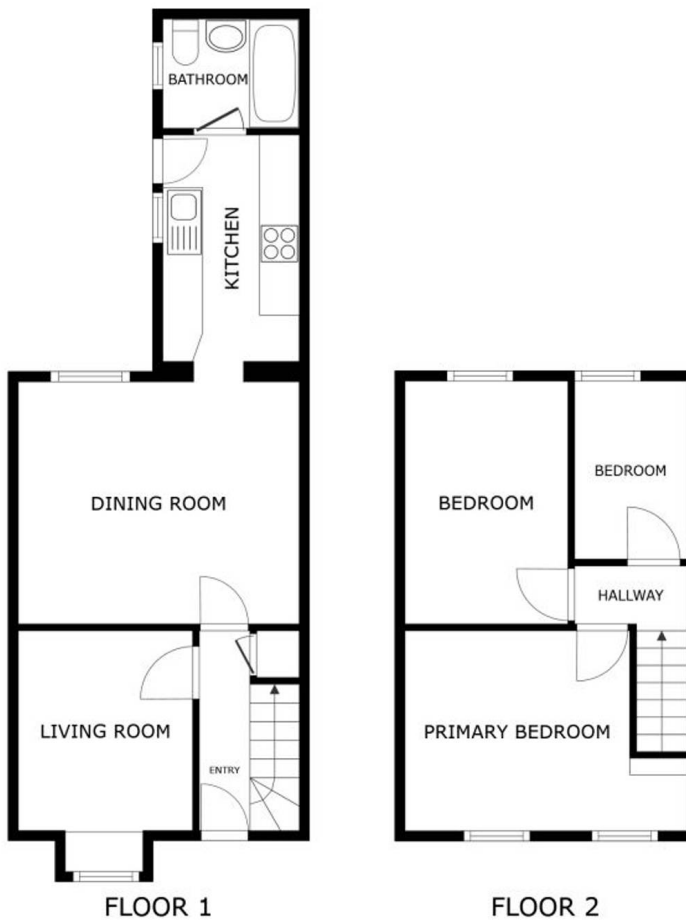
### Bedroom

12' 4" x 8' 4" (3.76m x 2.54m)

### Bedroom

9' 6" x 8' 9" (2.90m x 2.67m)





GROSS INTERNAL AREA  
 FLOOR 1 438 sq.ft. FLOOR 2 311 sq.ft.  
 TOTAL : 749 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 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)