



Guide Price
£200,000

Freehold

2x  1x  2x 

**Clements Road,
Ramsgate, Kent, CT12**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Fantastic first time buy or investment opportunity**
- **No onward chain**
- **Potential to make your own**
- **Close proximity to local bus routes and train station**
- **Superbly positioned for access to Westwood Cross shopping centre and Ramsgate town**

Accommodation

SPLIT LEVEL GROUND FLOOR

- Porch
- Entrance Hallway
- Lounge : 12'9 x 10'9 (3.89m x 3.28m)
- Dining Room : 11'1 x 10'9 (3.38m x 3.28m)
- Kitchen : 9'11 x 7'2 (3.02m x 2.19m)

SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1 : 12'10 x 11'10 (3.91m x 3.61m)
- Bedroom 2 : 10'9 x 9'4 (3.28m x 2.85m)
- Bathroom

OUTSIDE

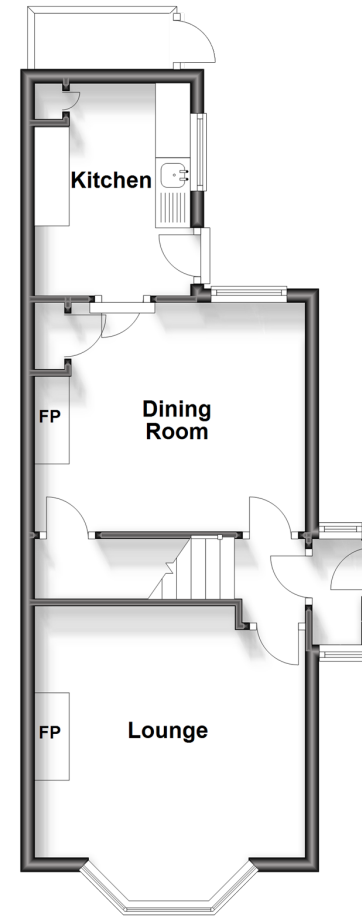
- Garden to Front and Rear

Call Ramsgate - 01843 580314 ■ wardsof Kent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

Split Level Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Split Level First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



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