



**Price**  
**£280,000**

**Freehold**

3x  1x  1x 

**Bathurst Close,  
Ramsgate, Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Spacious living accommodation
- Handy downstairs toilet
- Ideal family home
- Fitted wardrobes to all bedrooms which is a fantastic addition
- Well maintained front and rear gardens, fit for a keen gardener

## Accommodation

### GROUND FLOOR

Entrance Hallway

Separate Toilet

Lounge/Diner : 21'11 x 13'3 (6.68m x 4.04m)

Kitchen : 11'8 x 10'5 (3.56m x 3.18m)

Conservatory : 12'9 x 12'9 (3.89m x 3.89m)

### FIRST FLOOR

Landing

Bedroom 1 : 10'5 x 9'6 (3.18m x 2.90m)

Bedroom 2 : 11'8 x 10'6 (3.56m x 3.20m)

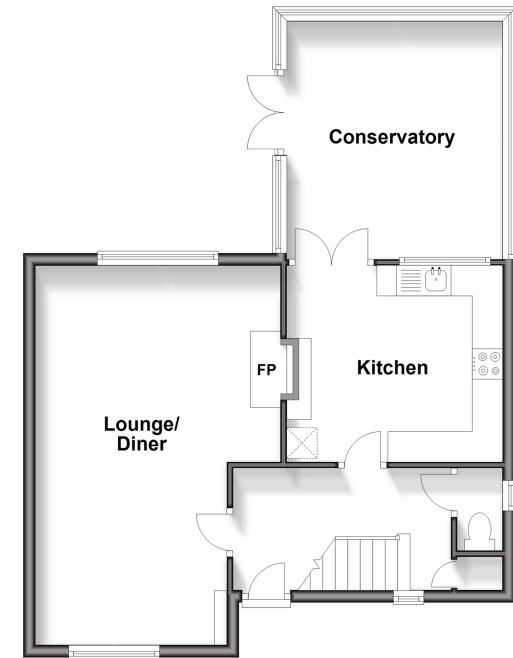
Bedroom 3 : 10'6 x 9'11 (3.20m x 3.02m)

Bathroom : 6'3 x 5'0 (1.91m x 1.53m)

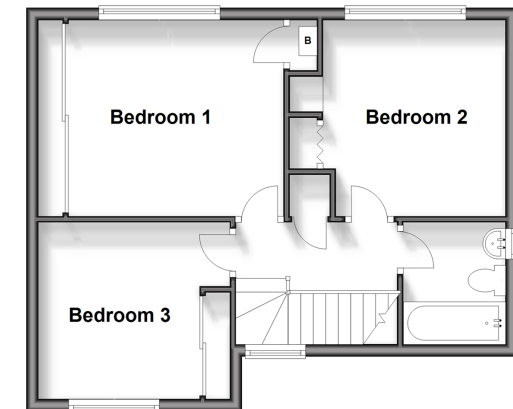
### OUTSIDE

Garden to Front and Rear

**Ground Floor**  
Approx. 58.1 sq. metres (625.4 sq. feet)



**First Floor**  
Approx. 43.9 sq. metres (472.2 sq. feet)



Call Ramsgate - 01843 580314 ■ [wardsofkent.co.uk](http://wardsofkent.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.



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