



**Price**  
**£270,000**

**Freehold**

3x  2x  2x 

**Clifton Road, Ramsgate,  
Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well maintained throughout
- Sunny aspect rear garden with handy rear access
- Kitchen finished to a high standard
- Ideal family home
- Situated close to great transport links, good schools and shops

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Lounge : 13'8 x 10'9 (4.17m x 3.28m)
- Dining Room (Used as Bedroom): 10'9 x 9'1 (3.28m x 2.77m)
- Kitchen : 14'9 x 8'8 (4.50m x 2.64m)

### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1: 12'7 x 10'8 (3.84m x 3.25m)
- Bedroom 2: 10'9 x 9'1 (3.28m x 2.77m)
- Shower Room
- Bathroom

### SECOND FLOOR

- Bedroom 3: 16'4 x 12'4 (4.98m x 3.76m)

### OUTSIDE

- Garden to Front
- Garden to Rear

### Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



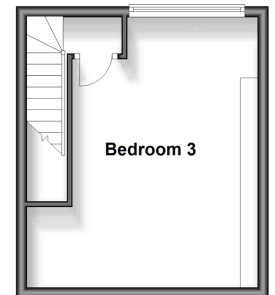
### Split Level First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



### Second Floor

Approx. 21.3 sq. metres (229.2 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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