



Guide Price
£300,000

Freehold

4x  1x  2x 

**Irchester Street,
Ramsgate, Kent, CT11**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Sought after location, moments from Ramsgate's East Cliff
- Cash buyers only
- Courtyard garden
- Conveniently situated close to a variety of shops and highly rated schools
- Ongoing renovation, with finishing touches required

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge : 12'6 x 11'3 (3.81m x 3.43m)
 Dining Area: 10'8 x 8'3 (3.25m x 2.52m)
 Separate Toilet

LOWER GROUND FLOOR

Sitting Area: 15'8 x 12'5 (4.78m x 3.79m)
 Kitchen : 12'8 x 11'3 (3.86m x 3.43m)

FIRST FLOOR

Landing
 Bathroom : 11'0 x 9'8 (3.36m x 2.95m)
 Bedroom 1: 16'0 x 13'1 (4.88m x 3.99m)

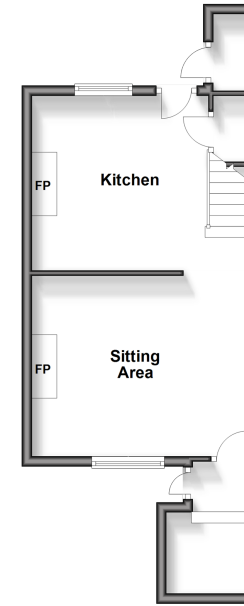
SECOND FLOOR

Landing
 Bedroom 2 : 15'4 x 12'4 (4.68m x 3.76m)
 Bedroom 3 : 10'8 x 8'8 (3.25m x 2.64m)

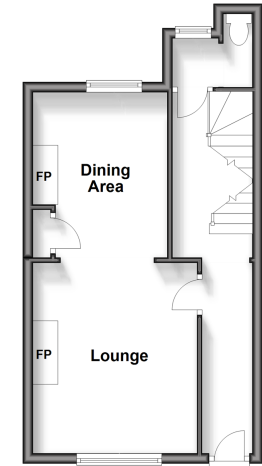
OUTSIDE

Garden to Front & Rear

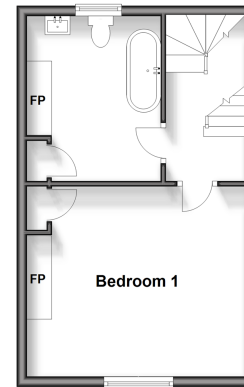
Lower Ground Floor
 Approx. 36.3 sq. metres (390.5 sq. feet)



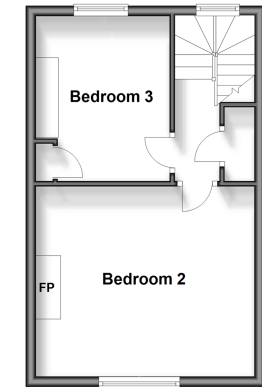
Ground Floor
 Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor
 Approx. 31.1 sq. metres (334.5 sq. feet)



Second Floor
 Approx. 31.1 sq. metres (334.5 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsforkent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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