



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Greenfield Road,  
Ramsgate, Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ideal family house
- Immaculately presented throughout
- Off-road parking and garage
- Open-planned living space, ideal for modern day living
- Large sunny aspect rear garden, perfect for enjoying with family and friends

## Accommodation

### SPLIT-LEVEL GROUND FLOOR

- Entrance Hallway
- Cloakroom
- Kitchen : 13'6 x 9'2 (4.12m x 2.80m)
- Lounge : 20'9 x 19'2 (6.33m x 5.85m)
- Dining Area: 9'7 x 7'4 (2.92m x 2.24m)
- Utility Area : 4'8 x 4'4 (1.42m x 1.32m)

### FIRST FLOOR

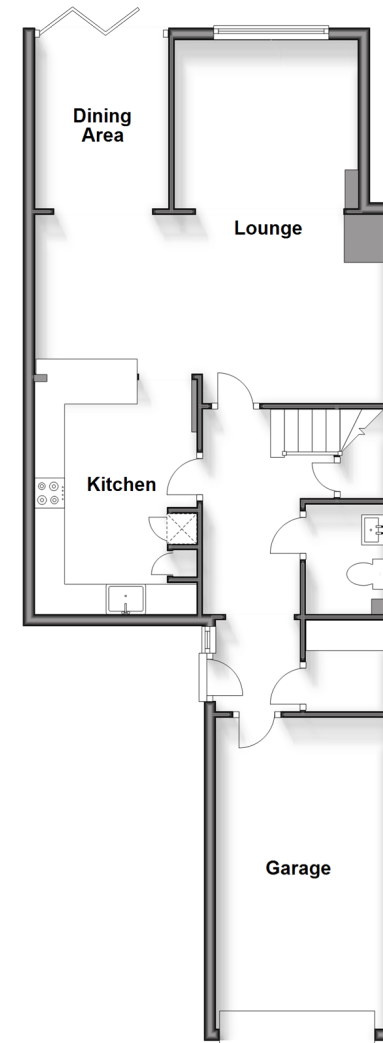
- Landing
- Bathroom : 9'2 x 4'8 (2.80m x 1.42m)
- Bedroom 1 : 13'8 x 9'0 (4.17m x 2.75m)
- Bedroom 2 : 10'9 x 10'1 (3.28m x 3.08m)
- Bedroom 3 : 8'1 x 7'4 (2.47m x 2.24m)

### OUTSIDE

- Gardens to Front and Rear
- Garage and-Off Road Parking

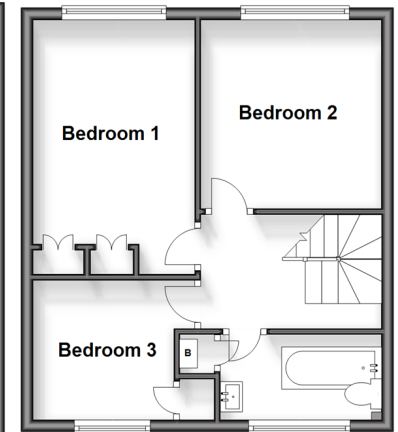
### Split Level Ground Floor

Approx. 73.9 sq. metres (795.3 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.5 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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