



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Nethercourt Hill,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Off road parking
- Well maintained throughout
- Conveniently located close to a park, ideal for a growing family
- Close distance of highly rated schools and a variety of transport links
- Stunning rear garden with an outbuilding, ideal for a home office

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'1 x 16'1 (4.91m x 4.91m)

Dining Room: 15'4 x 13'9 (4.68m x 4.19m)

Kitchen : 14'6 x 7'8 (4.42m x 2.34m)

### FIRST FLOOR

Bedroom 1 : 16'4 x 12'9 (4.98m x 3.89m)

Bedroom 2 : 14'3 x 12'8 (4.35m x 3.86m)

Bedroom 3: 12'8 x 10'5 (3.86m x 3.18m)

Bathroom

### OUTBUILDING

Room 1 : 22'9 x 9'8 (6.94m x 2.95m)

Room 2

### OUTSIDE

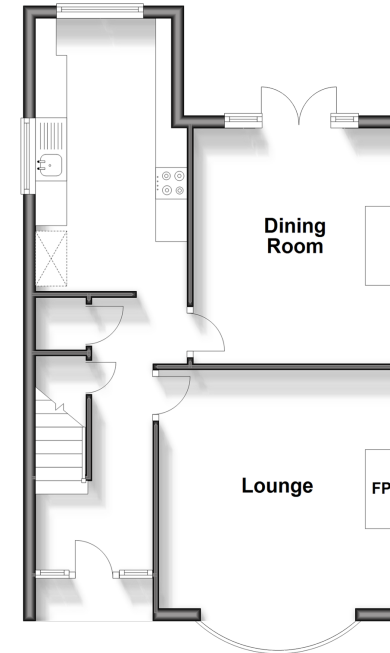
Garden To Front & Rear

Off Road Parking

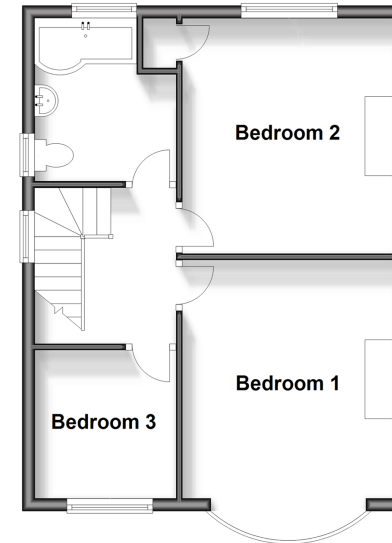
**Call Ramsgate - 01843 580314 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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.

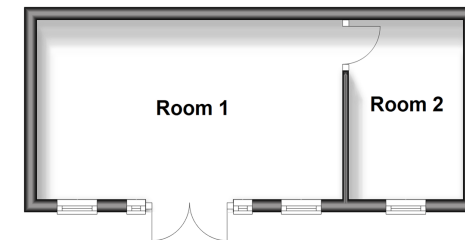
**Ground Floor**  
Approx. 46.9 sq. metres (504.4 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (476.1 sq. feet)



**Outbuilding**  
Approx. 19.4 sq. metres (208.5 sq. feet)



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