



**Guide Price**  
**£300,000**

**Freehold**

2x  1x  1x 

**West Dumpton Lane,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Ample off road parking and a garage
- Stunning front and rear gardens
- Boasting spacious living, ready to move into
- Just a short walk from Dumpton Park train station, convenience shops and bus routes into town

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2: 12'9 x 9'2 (3.89m x 2.80m)

Bedroom 1 : 14'1 x 11'8 (4.30m x 3.56m)

Bathroom

Separate Toilet

Kitchen : 9'7 x 9'3 (2.92m x 2.82m)

Lounge : 14'8 x 11'5 (4.47m x 3.48m)

### OUTBUILDING

Garage

### OUTSIDE

Garden to Front and Rear

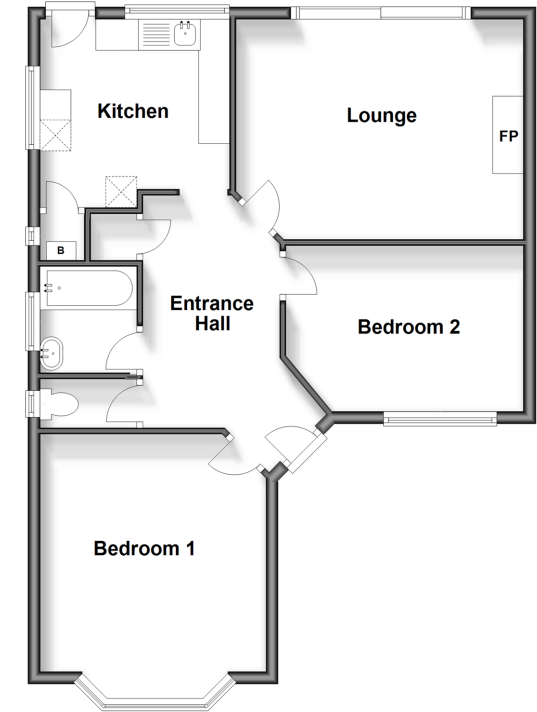
Off Road Parking

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

- 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.

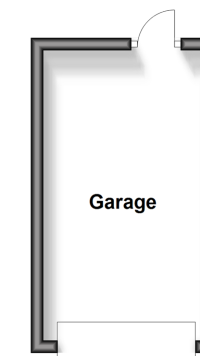
### Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



### Outbuilding

Approx. 12.3 sq. metres (132.2 sq. feet)



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