



OVER 60?

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

Guide Price
£220,000

Freehold

2x  1x  1x 

**Telham Avenue,
Ramsgate, Kent, CT12**

Wards
Helping you move forwards



Main features

- Ideal first-time buy or investment opportunity, in great condition
- Sunny aspect, low-maintenance rear garden
- Popular residential area
- Located just a short distance from Ramsgate's main train station
- Complete with a loft room; the perfect work from home office

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge : 10'8 x 10'8 (3.25m x 3.25m)

Dining Area: 11'4 x 11'1 (3.46m x 3.38m)

Kitchen : 12'7 x 8'8 (3.84m x 2.64m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 14'2 x 10'9 (4.32m x 3.28m)

Bedroom 2 : 11'3 x 9'2 (3.43m x 2.80m)

Bathroom

Shower Room

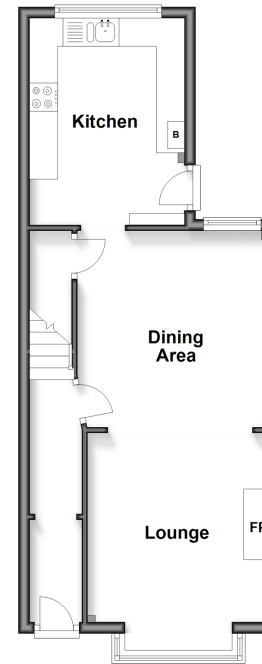
SECOND FLOOR

Loft Room : 9'8 x 8'5 (2.95m x 2.57m)

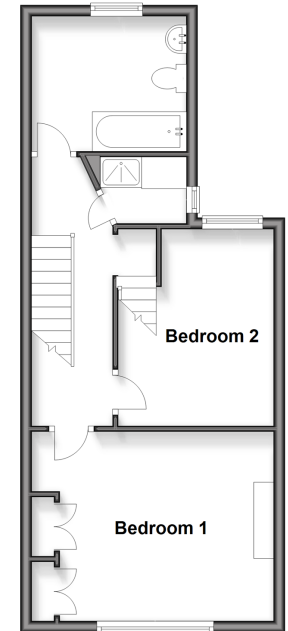
OUTSIDE

Garden to Rear

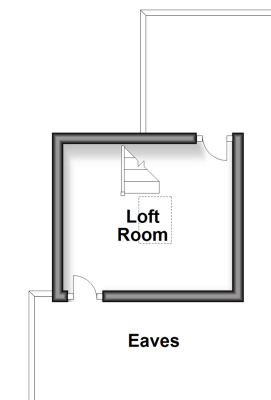
Ground Floor
Approx. 40.8 sq. metres (438.8 sq. feet)



Split Level First Floor
Approx. 40.3 sq. metres (433.7 sq. feet)



Second Floor
Approx. 7.8 sq. metres (84.3 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsof Kent.co.uk

- 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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