



Guide Price
£360,000

Freehold

3x  1x  2x 

**St. Luke's Avenue,
Ramsgate, Kent, CT11**

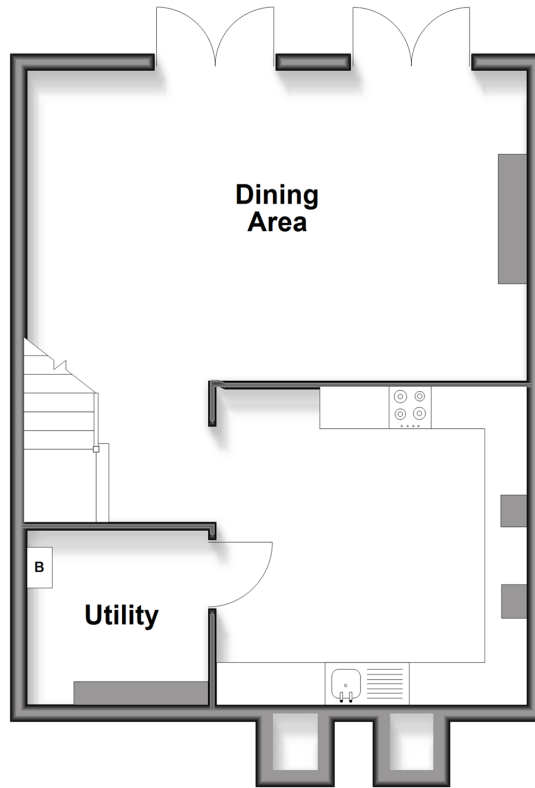
OVER 60?

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

Wards
Helping you move forwards

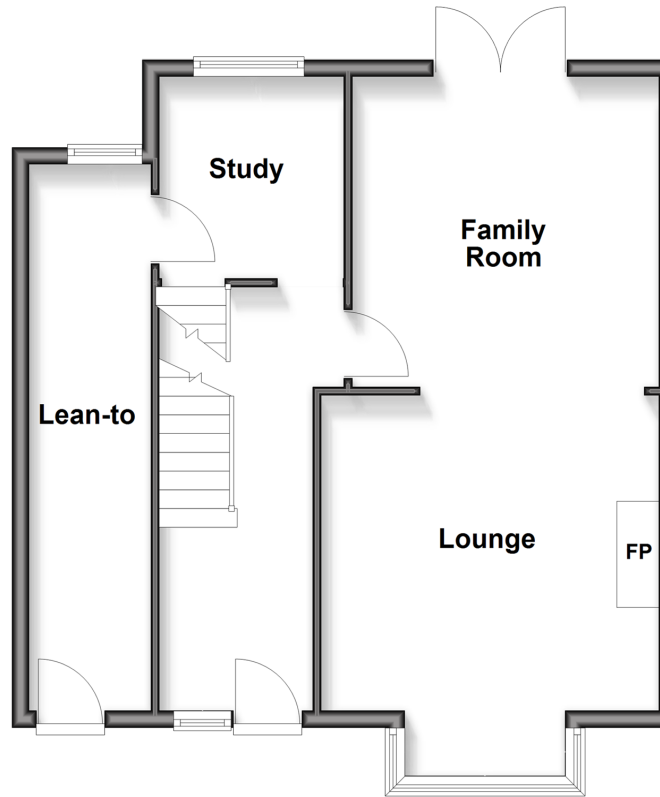
Lower Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



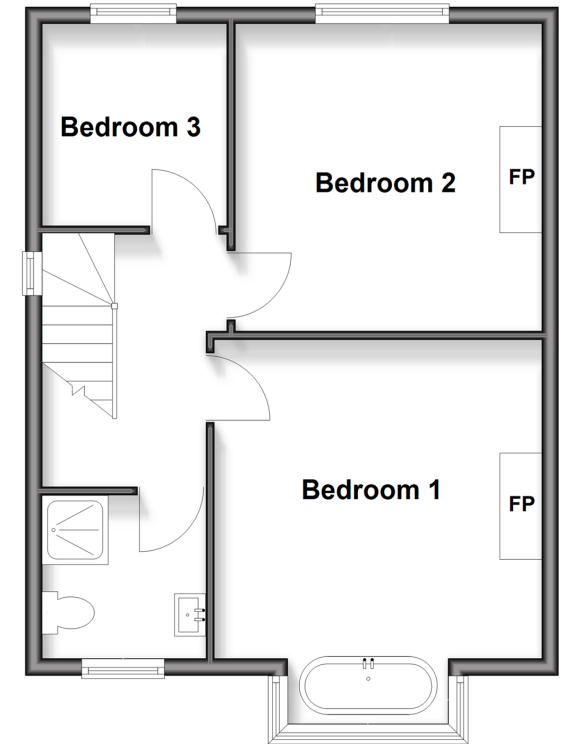
Ground Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Family Room: 11'9 x 11'9 (3.58m x 3.58m)

Lounge: 12'9 x 11'9 (3.89m x 3.58m)

Study: 8'2 x 6'9 (2.49m x 2.06m)

Lean-To

LOWER GROUND FLOOR

Utility Room

Kitchen: 11'9 x 10'6 (3.58m x 3.20m)

Dining Area: 18'4 x 12'6 (5.59m x 3.81m)

FIRST FLOOR

Landing

Bedroom 1: 14'8 x 11'2 (4.47m x 3.41m)

Shower Room

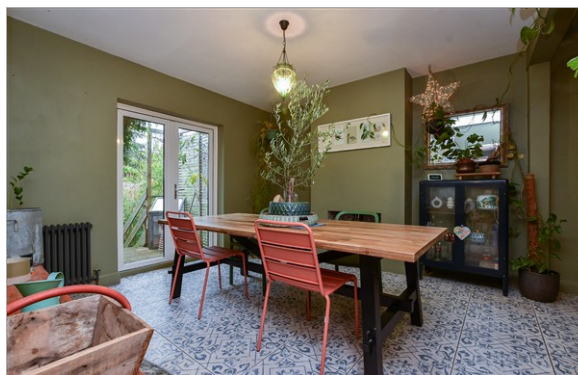
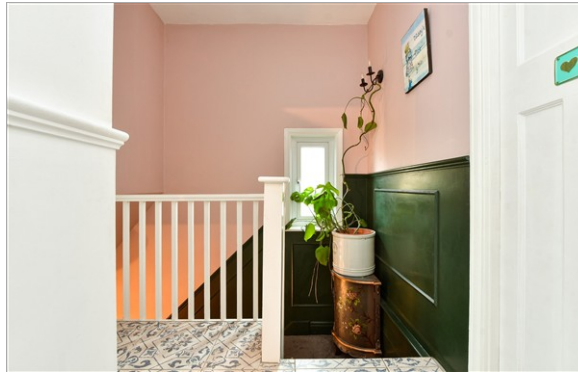
Bedroom 2: 12'3 x 11'3 (3.74m x 3.43m)

Bedroom 3: 8'1 x 7'9 (2.47m x 2.36m)

OUTSIDE

Garden to Rear

Outside Kitchen: 21'5 x 9'5 (6.53m x 2.87m)



Main features

- Stunning semi-detached home finished to a high standard throughout
- Open plan family room with two log burners and french doors to raised decking
- Luxurious primary suite with rolled-top bath in bay window
- Low maintenance outside space with an all season garden room
- Ample storage and side access via the lean to



Nearest Schools

Primary Schools: St Ethelbert's Catholic Primary 0.2 miles, Newlands Primary 0.4 miles
Secondary Schools: St Lawrence College 0.4 miles, Chatham and Clarendon House Grammar School 0.5 miles



Transport Information

Train Stations: Ramsgate 0.6 miles, Dumpton Park 1.0 miles, Broadstairs 2.2 miles



Address

St. Luke's Avenue, Ramsgate, Kent, CT11



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Ramsgate Branch 01843 580314 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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