



Guide Price

£350,000

Freehold

4x  2x  2x 

**Kings Avenue, Ramsgate
, Kent, CT12**

OVER 60?

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

Wards

Helping you move forwards



Main features

- Spacious and well proportioned rooms throughout
- Immaculate open plan living
- Generous, sunny aspect rear garden
- Gorgeous fireplaces throughout the property
- Modern kitchen/dining area with a convenient separate utility room

Accommodation

GROUND FLOOR

Entrance Hallway

- Lounge : 25'0 x 10'4 (7.63m x 3.15m)
- Sitting Area : 23'2 x 7'5 (7.07m x 2.26m)
- Dining Area: 12'9 x 9'2 (3.89m x 2.80m)
- Kitchen : 14'1 x 9'3 (4.30m x 2.82m)
- Utility Room : 7'5 x 5'3 (2.26m x 1.60m)

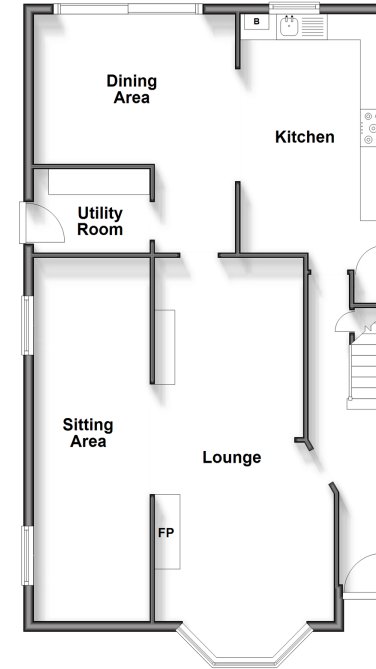
FIRST FLOOR

- Landing : 13'9 x 11'5 (4.19m x 3.48m)
- Bedroom 1: 12'9 x 11'2 (3.89m x 3.41m)
- En-Suite Shower Room
- Bedroom 2 : 15'5 x 11'4 (4.70m x 3.46m)
- Bedroom 3 : 14'1 maximum x 9'4 (4.30m x 2.85m)
- Bedroom 4 : 7'4 x 7'4 (2.24m x 2.24m)
- Bathroom

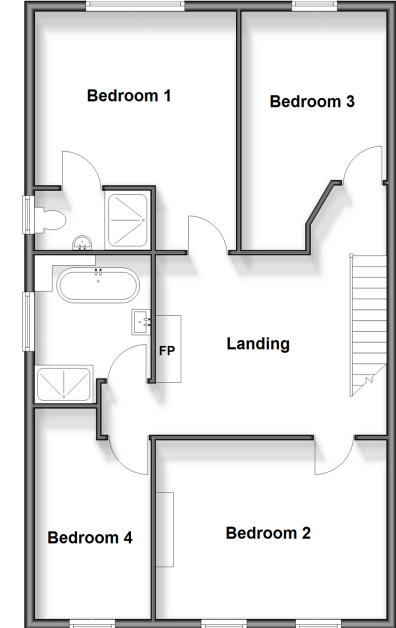
OUTSIDE

Garden to Front and Rear

Ground Floor
Approx. 81.8 sq. metres (880.6 sq. feet)



First Floor
Approx. 82.2 sq. metres (884.3 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsokent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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