



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  1x 

**Shirley Avenue,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Off road parking and garage
- Spacious family home
- Good sized rear garden
- Short walk to Dumpton Park train station
- Generous sized kitchen ideal for modern day living

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Lounge : 17'1 x 10'4 (5.21m x 3.15m)
- Kitchen : 16'6 x 8'6 (5.03m x 2.59m)
- Conservatory : 16'9 x 9'4 (5.11m x 2.85m)

### FIRST FLOOR

- Landing
- Bathroom
- Bedroom 1 : 10'4 x 10'3 (3.15m x 3.13m)
- Bedroom 2 : 10'4 x 8'9 (3.15m x 2.67m)
- Bedroom 3 : 6'9 x 6'3 (2.06m x 1.91m)

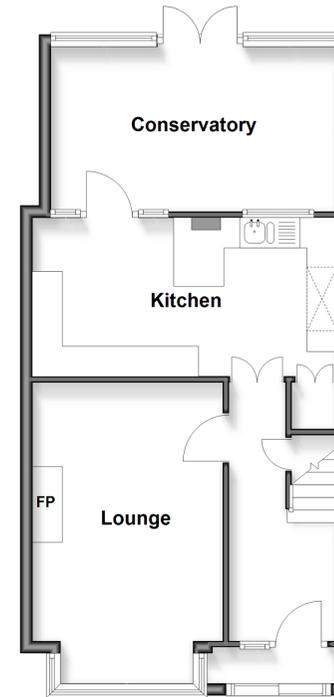
### OUTBUILDING

- Garage

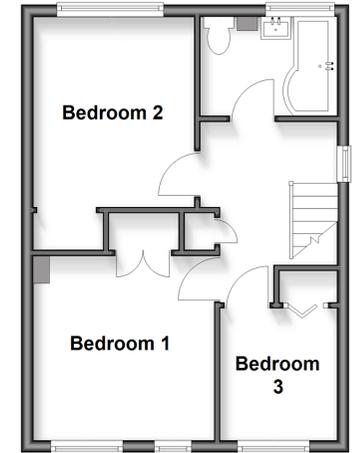
### OUTSIDE

- Garden to Front and Rear
- Off Road Parking

**Ground Floor**  
Approx. 51.7 sq. metres (556.8 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.5 sq. feet)



**Outbuilding**  
Approx. 17.2 sq. metres (184.7 sq. feet)



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