



**Price**  
**£240,000**

**Freehold**

3x  1x  1x 

**Brecon Square,  
Ramsgate, Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Spacious accommodation throughout
- Well-proportioned large rear garden perfect for a family
- Well-presented throughout
- Modern bathroom
- Restricted mortgage sources due to spray foam in the loft

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 20'3 x 12'0 (6.18m x 3.66m)

Kitchen : 12'4 x 11'2 (3.76m x 3.41m)

Separate Toilet

Utility : 11'4 x 6'4 (3.46m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'0 x 10'0 (3.66m x 3.05m)

Bedroom 2 : 11'11 x 11'4 (3.63m x 3.46m)

Bedroom 3 : 10'9 x 9'8 (3.28m x 2.95m)

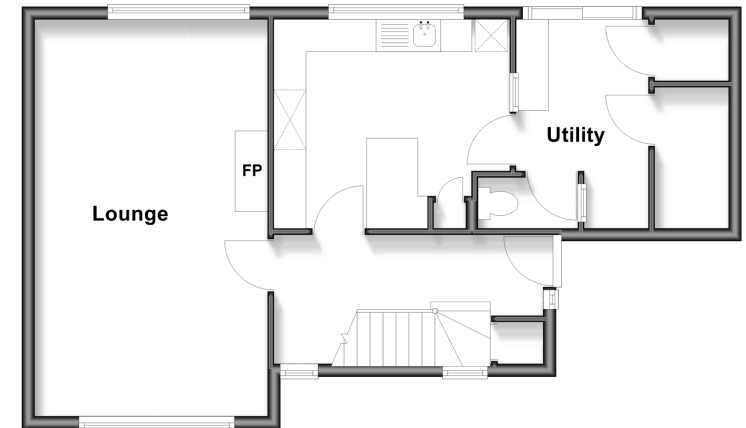
Bathroom

### OUTSIDE

Garden to Front and Rear

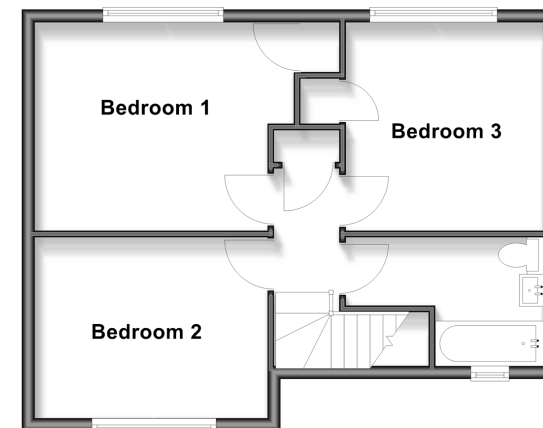
### Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.8 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 50% less, by purchasing a Lifetime Lease.



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