



Guide Price
£400,000

Freehold

4x 2x 2x

**Ellington Road,
Ramsgate, Kent, CT11**

Wards
Helping you move forwards



Main features

- Beautiful period family home
- Private sunny aspect rear garden
- Period style fireplaces and high ceilings throughout
- Located a few moments walk from the award winning Ellington park
- In close proximity to both Ramsgate train station and the Thanet Loop bus service

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch

Hallway

Lounge : 12'8 x 11'5 (3.86m x 3.48m)

Dining Room : 13'0 x 10'2 (3.97m x 3.10m)

Kitchen : 13'3 x 8'9 (4.04m x 2.67m)

BASEMENT

Basement

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 15'9 x 12'8 (4.80m x 3.86m)

Bedroom 3: 12'8 x 10'3 (3.86m x 3.13m)

Shower Room : 6'7 x 5'1 (2.01m x 1.55m)

Bathroom : 8'9 x 6'3 (2.67m x 1.91m)

SECOND FLOOR

Landing

Bedroom 4: 12'8 x 9'9 (3.86m x 2.97m)

Bedroom 2: 12'7 x 12'5 (3.84m x 3.79m)

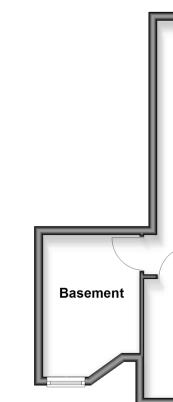
OUTSIDE

Garden to Front

Garden to Rear

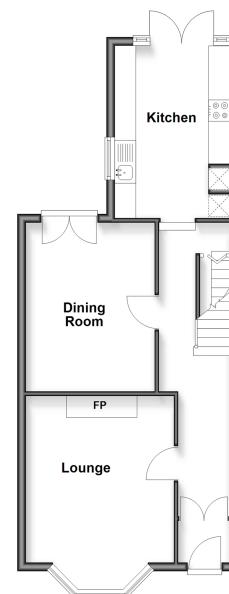
Basement

Approx. 16.1 sq. metres (173.2 sq. feet)



Split Level Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



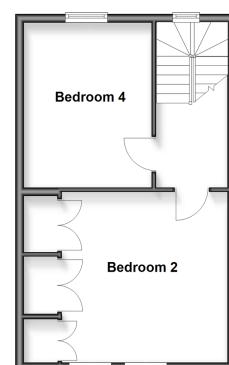
Split Level First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Second Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsofkent.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.



CURRENT:
E(54)

POTENTIAL:
B(82)



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