



**Guide Price**  
**£215,000**

**Freehold**

3x 1x 1x

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Original Victorian fireplace
- Spacious open plan lounge/diner
- Convenient location for the town and train station
- Plenty of scope to make your own

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge : 14'4 x 10'7 (4.37m x 3.23m)

Dining Area : 11'7 x 11'5 (3.53m x 3.48m)

Kitchen : 11'6 x 8'4 (3.51m x 2.54m)

#### Shower Room

### SPLIT LEVEL FIRST FLOOR

#### Landing

Bedroom 3 : 10'4 x 7'7 (3.15m x 2.31m)

Bedroom 2 : 12'2 x 8'9 (3.71m x 2.67m)

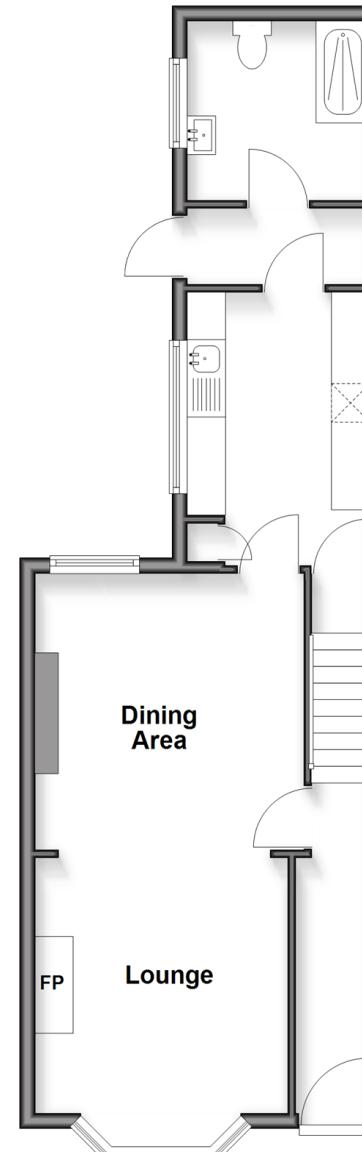
Bedroom 1 : 12'7 x 10'8 (3.84m x 3.25m)

### OUTSIDE

#### Garden to Rear

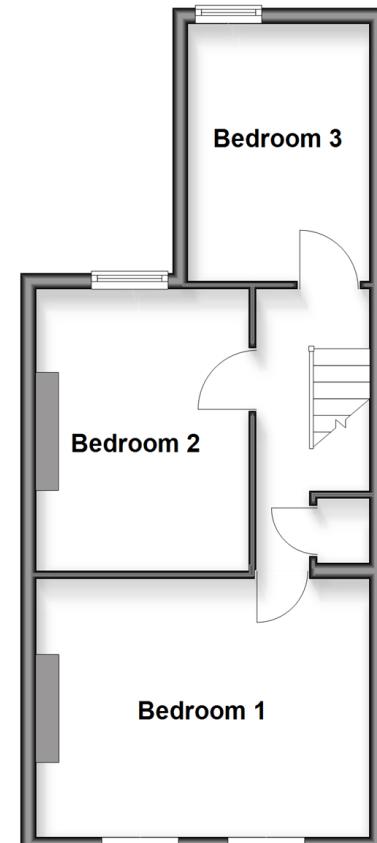
### Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



### Split Level First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



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

EPC RATING  CURRENT: D(66) POTENTIAL: B(83)

 The Property Ombudsman

 INVESTORS IN PEOPLE

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