



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£325,000

Freehold

4x 2x 1x

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

Wards
Helping you move forwards



Main features

- **Private, low maintenance rear garden**
- **In need of modernisation**
- **Just a short distance to highly rated schools**
- **Ready for a growing family to put their own stamp on**
- **Full of character and charm with high ceilings and spacious rooms**

Accommodation

GROUND FLOOR

Porch
 Entrance Hallway
 Lounge : 13'5 x 12'8 (4.09m x 3.86m)
 Dining Area : 13'8 x 10'4 (4.17m x 3.15m)
 Kitchen : 13'8 x 9'1 (4.17m x 2.77m)
 Shower Room : 9'2 x 5'9 (2.80m x 1.75m)
 Sitting Area : 21'1 x 6'3 (6.43m x 1.91m)

FIRST FLOOR

Landing
 Bedroom 1 : 15'1 x 13'6 (4.60m x 4.12m)
 Bedroom 2 : 13'5 x 11'5 (4.09m x 3.48m)
 Bathroom

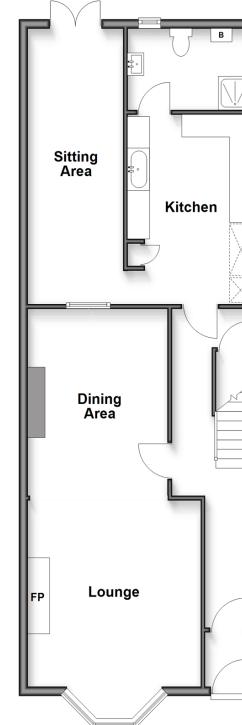
SECOND FLOOR

Landing
 Bedroom 3 : 15'5 x 11'7 (4.70m x 3.53m)
 Bedroom 4 : 11'6 x 10'9 (3.51m x 3.28m)

OUTSIDE

Garden to Rear

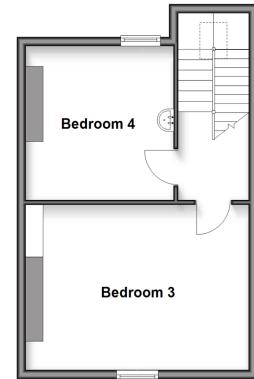
Ground Floor
 Approx. 74.4 sq. metres (800.9 sq. feet)



First Floor
 Approx. 54.7 sq. metres (588.7 sq. feet)



Second Floor
 Approx. 37.7 sq. metres (406.0 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale