



**Guide Price**  
**£350,000**

**Freehold**

4x  1x  1x 

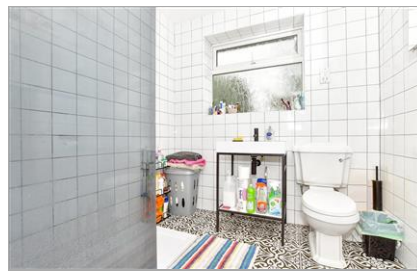
**Hollicondane Road,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Off road parking
- Private low maintenance rear garden
- Ready to move straight into
- In a great catchment area for highly rated local schools and transport links
- Spacious living throughout, ideal for a growing family

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 13'9 x 11'9 (4.19m x 3.58m)  
 Dining Area: 12'6 x 11'2 (3.81m x 3.41m)  
 Conservatory : 9'9 x 7'8 (2.97m x 2.34m)  
 Kitchen : 9'2 x 7'10 (2.80m x 2.39m)  
 Separate Toilet: 19'6 x 5'7 (5.95m x 1.70m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1 : 12'8 x 11'2 (3.86m x 3.41m)  
 Bedroom 2: 11'9 x 11'8 (3.58m x 3.56m)  
 Bedroom 4 : 6'8 x 6'6 (2.03m x 1.98m)  
 Shower Room

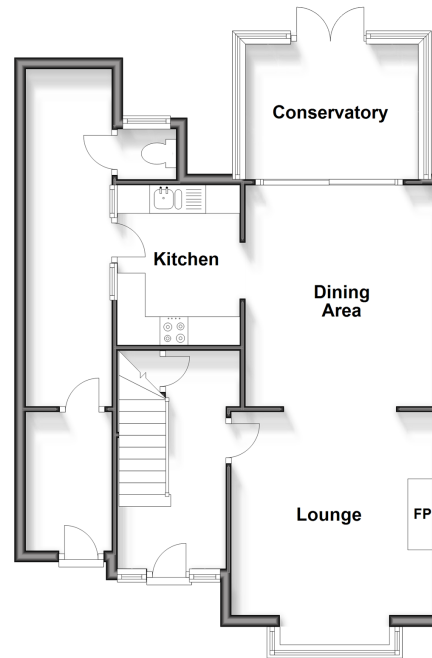
### SECOND FLOOR

Bedroom 3: 13'6 x 10'2 (4.12m x 3.10m)

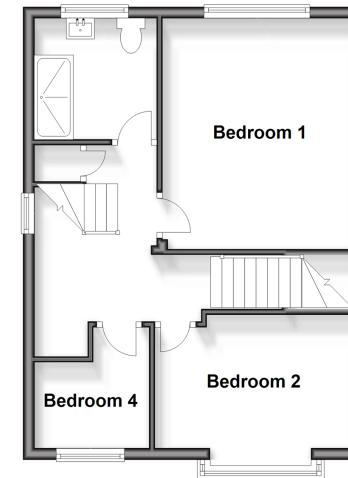
### OUTSIDE

Garden to Front and Rear  
 Off Road Parking

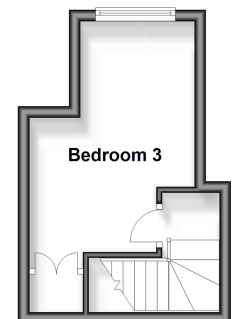
**Ground Floor**  
 Approx. 64.4 sq. metres (693.2 sq. feet)



**First Floor**  
 Approx. 43.4 sq. metres (466.7 sq. feet)



**Second Floor**  
 Approx. 14.5 sq. metres (156.6 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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 59% less, by purchasing a Lifetime Lease.