



Guide Price
£350,000

Freehold

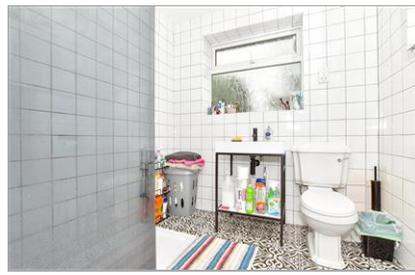
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**Hollicondane Road,
Ramsgate, Kent, CT11**

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

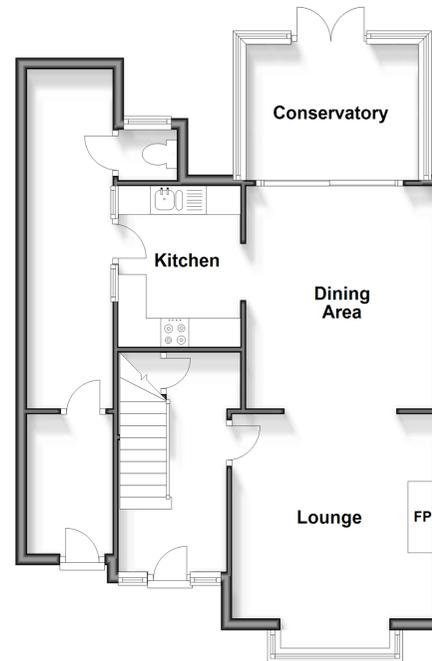
SECOND FLOOR

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

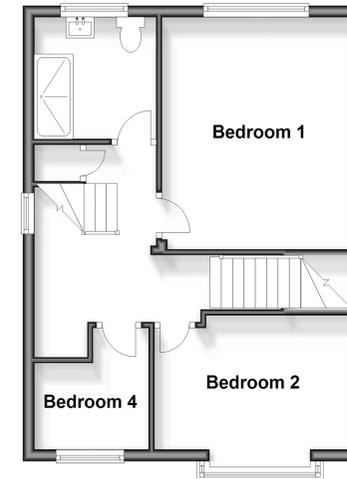
OUTSIDE

Garden to Front and Rear
 Off Road Parking

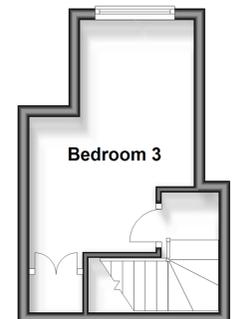
Ground Floor
 Approx. 64.4 sq. metres (693.2 sq. feet)



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

- 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.



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