



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

**Guide Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Woodford Avenue,  
Ramsgate, Kent, CT12**

*Wards*  
Helping you move forwards



## Main features

- No chain
- Off-street parking
- Central location
- In close proximity to both Ramsgate town and Westwood Cross Shopping Centre
- Located in the Thanet Loop bus service and a short walk to Ramsgate Train Station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Bedroom 2: 13'9 x 10'0 (4.19m x 3.05m)  
 Bedroom 1: 14'2 x 10'7 (4.32m x 3.23m)  
 Wet Room  
 Dressing Room  
 Lounge/Diner: 19'5 x 9'6 (5.92m x 2.90m)  
 Kitchen: 12'4 x 9'1 (3.76m x 2.77m)

### OUTBUILDING

Workshop

### OUTSIDE

Front & Rear Gardens  
 Off-Street Parking

**Ground Floor**  
 Approx. 72.8 sq. metres (784.0 sq. feet)



**Outbuilding**  
 Approx. 9.2 sq. metres (99.1 sq. feet)



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