



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Muir Road, Ramsgate,  
Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Warm family home
- Generous sized rear garden, perfect for a keen gardener
- Bright and spacious bedrooms
- Beautiful dining area, ideal for entertaining friends and family
- Just a short walk from King George VI park, where you can enjoy lovely walks along the East Cliff

## Accommodation

### SPLIT LEVEL GROUND FLOOR

#### Entrance Hallway

Lounge : 14'1 x 11'8 (4.30m x 3.56m)

Bedroom 1: 13'9 x 11'9 (4.19m x 3.58m)

Bedroom 2(used as a study): 11'9 x 11'9 (3.58m x 3.58m)

Dining Area : 11'9 x 11'9 (3.58m x 3.58m)

Kitchen : 14'3 x 9'7 (4.35m x 2.92m)

Utility Room : 6'3 x 3'5 (1.91m x 1.04m)

Bathroom

### FIRST FLOOR

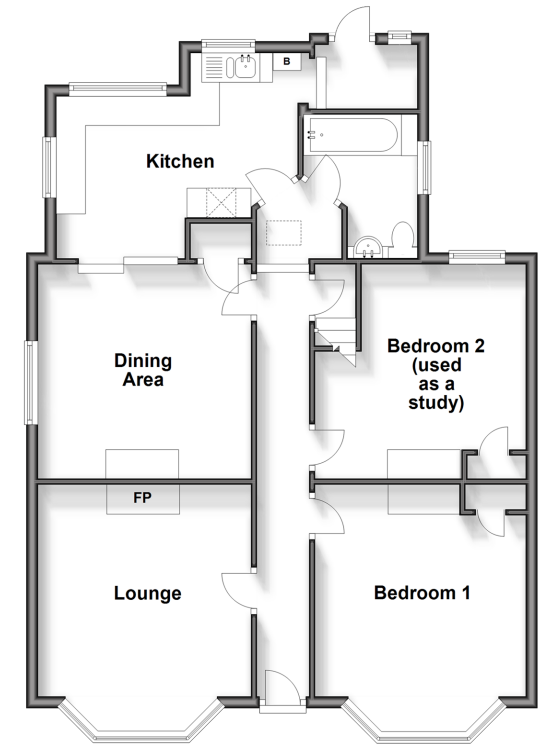
Bedroom 3 : 20'8 x 13'5 (6.30m x 4.09m)

### OUTSIDE

Garden to Front and Rear

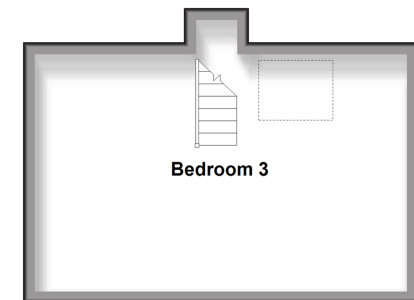
### Split Level Ground Floor

Approx. 83.6 sq. metres (900.4 sq. feet)



### First Floor

Approx. 26.3 sq. metres (283.2 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
- 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 59% less, by purchasing a Lifetime Lease.



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