



**Price**  
**£280,000**

**Freehold**

2x  1x  2x 

**Boundary Road,  
Ramsgate, Kent, CT11**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

*Wards*

Helping you move forwards



## Main features

- Ideal first time buy or investment opportunity
- Pretty rear garden
- Located just a short walk from all local amenities including shops, parks and transport links
- Spacious bedrooms and living areas with handy utility room
- Ready to move straight into

## Accommodation

### GROUND FLOOR

**Entrance Porch**

**Entrance Hallway**

**Lounge** : 11'5 x 10'11 (3.48m x 3.33m)

**Dining Area**: 13'10 x 10'10 (4.22m x 3.30m)

**Kitchen** : 10'7 x 6'8 (3.23m x 2.03m)

**Utility Area** : 11'4 x 6'11 (3.46m x 2.11m)

### FIRST FLOOR

**Landing**

**Bathroom** : 10'4 x 6'8 (3.15m x 2.03m)

**Bedroom 1** : 12'3 x 11'5 (3.74m x 3.48m)

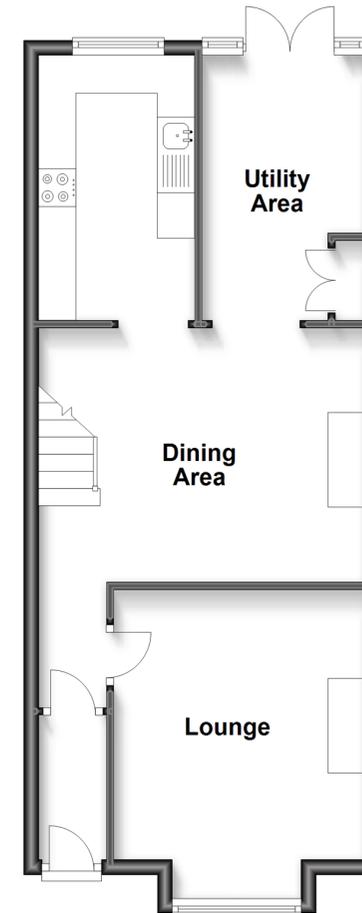
**Bedroom 2** : 10'10 x 8'10 (3.30m x 2.69m)

### OUTSIDE

**Garden to Front & Rear**

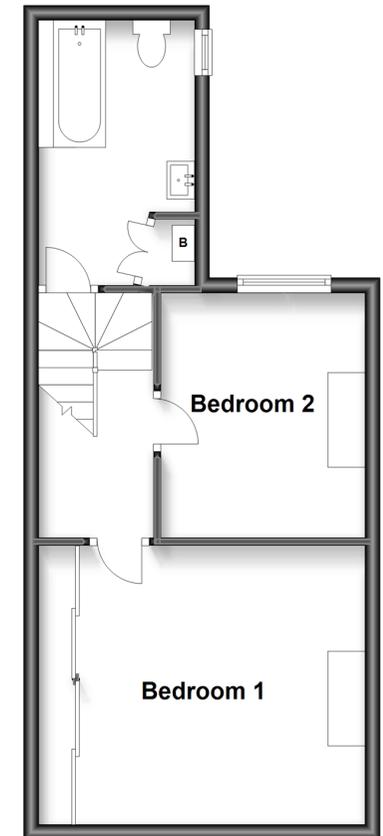
### Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.2 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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