



**Guide Price**  
**£375,000**

**Freehold**

5x  1x  1x 

**High Street, St  
Lawrence, Ramsgate,  
Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- Off road parking for multiple cars
- Low maintenance rear garden
- Ideal for a growing family with spacious rooms throughout
- Excellent proximity to transport links and local schools
- Handy garage for any additional storage needs

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 12'2 x 12'2 (3.71m x 3.71m)  
Dining Area: 11'9 x 10'11 (3.58m x 3.33m)  
Kitchen: 15'3 x 6'10 (4.65m x 2.08m)  
Cloakroom

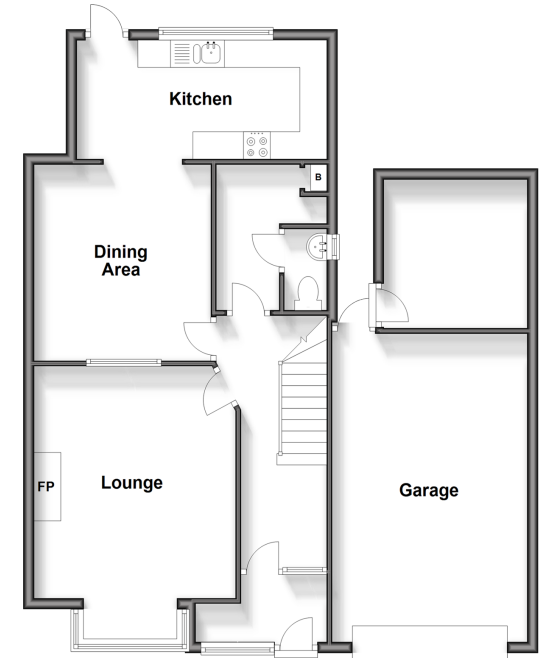
### FIRST FLOOR

Landing  
Bathroom  
Bedroom 1: 17'11 x 10'10 (5.46m x 3.30m)  
Bedroom 2: 16'7 x 10'10 (5.06m x 3.30m)  
Bedroom 3: 7'9 x 7'0 (2.36m x 2.14m)  
Bedroom 4: 11'7 x 8'7 (3.53m x 2.62m)  
Bedroom 5/Study: 11'8 x 8'1 (3.56m x 2.47m)

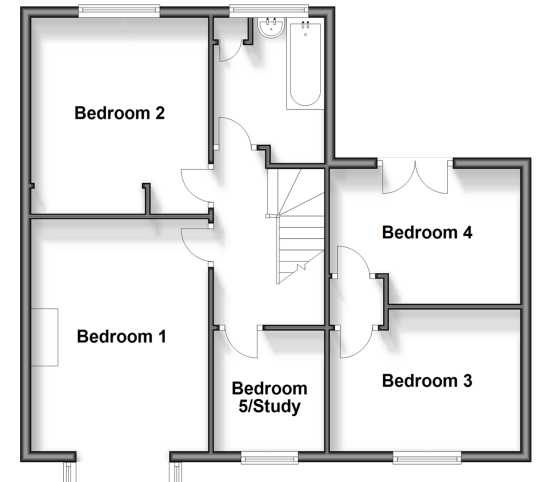
### OUTSIDE

Garage: 18'8 x 11'8 (5.69m x 3.56m)  
Off Road Parking  
Garden to Front and Rear

**Ground Floor**  
Approx. 84.7 sq. metres (911.8 sq. feet)



**First Floor**  
Approx. 62.3 sq. metres (671.0 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



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