



Guide Price
£425,000

Freehold

5x  1x  2x 

**Helvellyn Avenue,
Ramsgate, Kent, CT11**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Off road parking
- Generous size rear garden, ideal for enjoying in the summer months
- Handy garage for any additional storage needs
- Fantastic catchment area for local schools and transport links
- Ideal for a growing family with spacious rooms throughout

Accommodation

GROUND FLOOR

- Porch
- Entrance Hallway
- Cloakroom
- Lounge/Diner : 23'6 x 11'4 (7.17m x 3.46m)
- Conservatory : 15'7 x 12'1 (4.75m x 3.69m)
- Kitchen : 18'1 x 10'3 (5.52m x 3.13m)

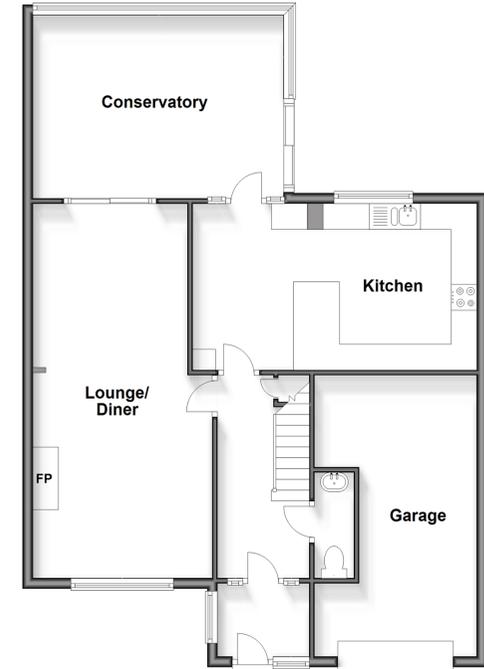
FIRST FLOOR

- Landing
- Bedroom 1 : 12'6 x 10'6 (3.81m x 3.20m)
- Bedroom 2 : 10'5 x 10'4 (3.18m x 3.15m)
- Shower Room
- Bedroom 3 : 11'9 x 9'8 (3.58m x 2.95m)
- Bedroom 4 : 11'3 x 9'8 (3.43m x 2.95m)
- Bedroom 5 : 10'2 x 6'8 (3.10m x 2.03m)

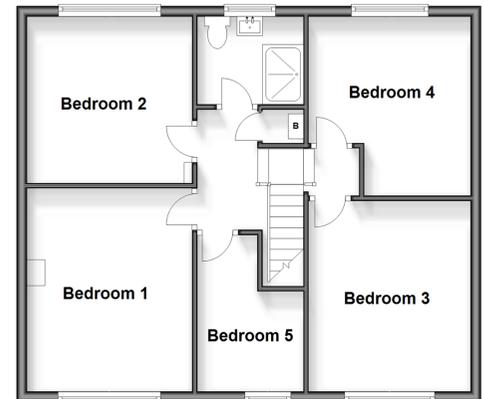
OUTSIDE

- Garage and Off Road Parking
- Garden to Front and Rear

Ground Floor
Approx. 88.0 sq. metres (946.9 sq. feet)



First Floor
Approx. 62.5 sq. metres (673.2 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsforkent.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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