



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)

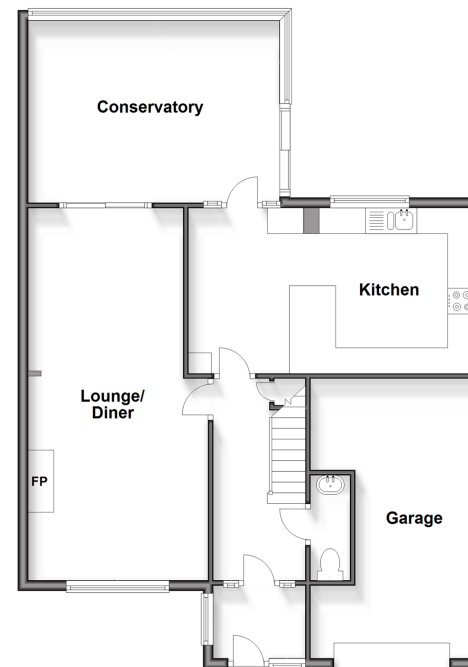
FIRST FLOOR

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)

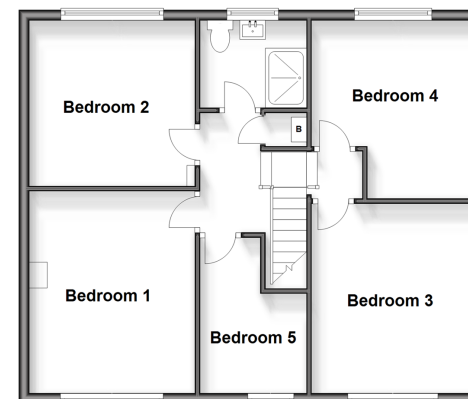
OUTSIDE

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 ■ 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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