



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Rawdon Road,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain and ready to move into
- Generous living space complete with high ceilings and bay windows
- Private rear garden
- Popular residential area; a short walk from the highly desirable West Cliff
- Great catchment area for local schools and transport links

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge : 13'9 x 11'8 (4.19m x 3.56m)

Dining Room : 11'4 x 9'7 (3.46m x 2.92m)

Kitchen : 13'1 x 8'8 (3.99m x 2.64m)

Utility Room : 6'1 x 5'6 (1.86m x 1.68m)

Cloakroom

### BASEMENT

Cellar: 11'5 x 7'5 (3.48m x 2.26m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 15'2 x 11'3 (4.63m x 3.43m)

Bedroom 2 : 11'5 x 9'7 (3.48m x 2.92m)

Bedroom 3 : 9'8 x 8'8 (2.95m x 2.64m)

Bathroom

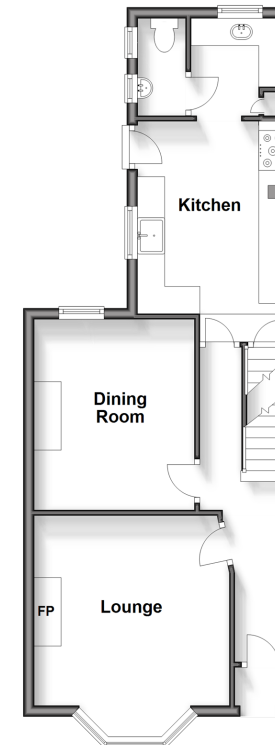
### OUTSIDE

Garden to Front and Rear

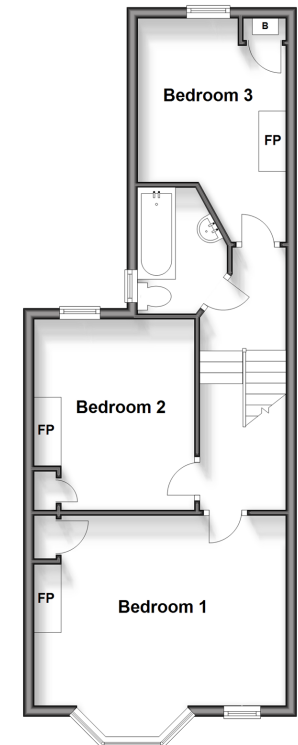
**Basement**  
Approx. 8.0 sq. metres (86.0 sq. feet)



**Split Level Ground Floor**  
Approx. 47.2 sq. metres (508.0 sq. feet)



**Split Level First Floor**  
Approx. 48.0 sq. metres (517.0 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
- 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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