



**OVER 60?**

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

**Price**  
**£230,000**

**Freehold**

2x  1x  2x 

**Harrison Road,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Sunny aspect courtyard to the rear
- Well looked after by the current seller
- Located within a great catchment of highly rated schools and Ramsgate town
- Ideal for a first time buyer looking for their first home

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge : 12'3 x 9'4 (3.74m x 2.85m)

Dining Area: 11'8 x 9'3 (3.56m x 2.82m)

Kitchen : 8'6 x 6'6 (2.59m x 1.98m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 10'7 x 9'4 (3.23m x 2.85m)

Bedroom 2 : 9'4 x 8'4 (2.85m x 2.54m)

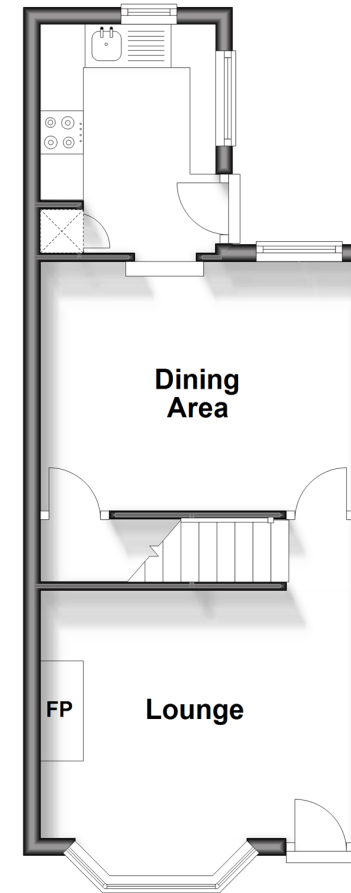
Bathroom

### OUTSIDE

Courtyard Garden to Rear

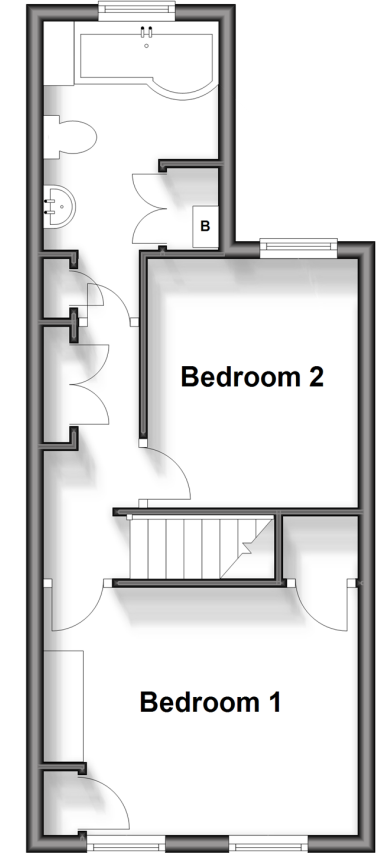
### Split Level Ground Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



### Split Level First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



**Call Ramsgate - 01843 580314 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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