



**Price**  
**£180,000**

**Freehold**

3x  1x  2x 

**Boundary 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
- Private rear garden
- In need of modernisation throughout
- Arranged over 4 floors
- Central location, just a short walk from Ramsgate's town centre

## Accommodation

### GROUND FLOOR

Lounge : 13'10 x 10'11 (4.22m x 3.33m)

Bedroom 3 : 10'6 x 7'4 (3.20m x 2.24m)

### LOWER GROUND FLOOR

Kitchen : 13'7 x 10'5 (4.14m x 3.18m)

Dining Room : 12'2 x 10'9 (3.71m x 3.28m)

### FIRST FLOOR

Landing

Bedroom 2 : 12'7 x 10'11 (3.84m x 3.33m)

Bathroom : 10'4 x 7'2 (3.15m x 2.19m)

### SECOND FLOOR

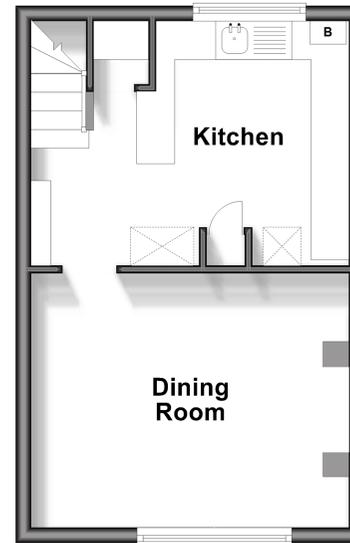
Bedroom 1: 12'6 x 9'5 (3.81m x 2.87m)

### OUTSIDE

Garden to Rear

### Lower Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



### Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



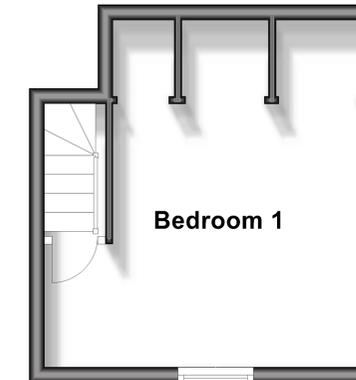
### First Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



### Second Floor

Approx. 17.8 sq. metres (192.1 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11433327/20240309/DL/JR