

**OVER 60?**

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



**Price**

**£575,000**

**Freehold**

4x  2x  2x 

Nethercourt Farm Road, Ramsgate, Kent,

CT11

*Wards*

Helping you move forwards

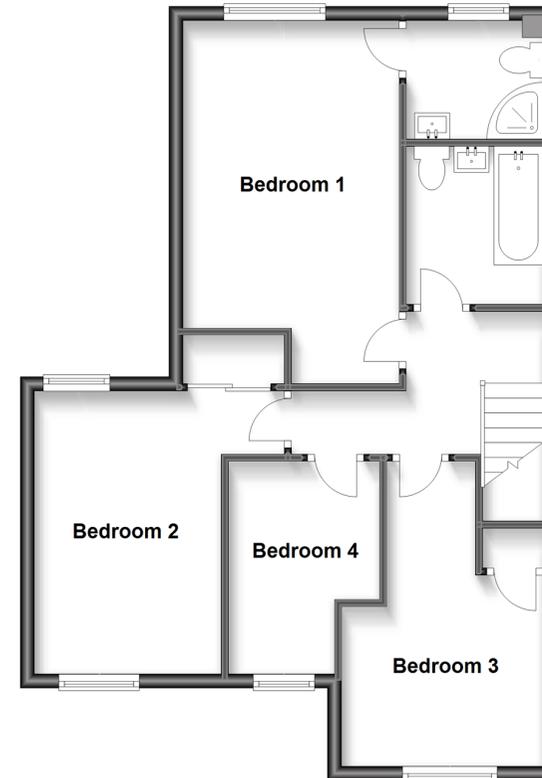
## Ground Floor

Approx. 83.9 sq. metres (903.1 sq. feet)



## First Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge : 16'3 x 13'4 (4.96m x 4.07m)

Dining Room : 16'10 x 8'1 (5.13m x 2.47m)

Kitchen : 12'8 x 8'4 (3.86m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 1 : 16'10 x 10'3 (5.13m x 3.13m)

En-Suite Shower Room

Bedroom 2 : 14'4 x 9'7 (4.37m x 2.92m)

Bathroom

Bedroom 3 : 13'7 x 9'0 (4.14m x 2.75m)

Bedroom 4 : 10'4 x 7'0 (3.15m x 2.14m)

### OUTSIDE

Double Garage

Garden to Front & Rear

Off Road Parking



## Main features

- Beautiful spacious family home
- Stunning views across Nethercourt park
- Finished to a really high standard
- This home is perfect if you're looking for somewhere to just move straight in and enjoy
- Situated in a popular area of Nethercourt close to schools, shops and Ramsgate train station



### Nearest Schools

Primary Schools: St Laurence in Thanet C of E Junior School 0.5 miles, Chilton Primary 0.6 miles, Newington Community Primary 1.0 miles  
Secondary Schools: Chatham & Clarendon House Grammar School 1.1 miles, St Lawrence College 1.3 miles



### Transport Information

Train Stations: Ramsgate 0.9 miles, Dumpton Park 2.1 miles, Broadstairs 3.2 miles



### Address

Nethercourt Farm Road, Ramsgate, Kent, CT11



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Ramsgate Branch 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
- 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.



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