



**Guide Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**West Dumpton Lane,  
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
- Garage and off road parking
- Private low maintenance rear garden
- Located just a short walk to Dumpton Park train station and local bus route
- Perfect opportunity for someone to really make their own

## Accommodation

### GROUND FLOOR

Porch

Entrance Hallway

Bedroom 1 : 10'5 x 8'5 (3.18m x 2.57m)

Kitchen : 7'4 x 6'4 (2.24m x 1.93m)

Pantry : 9'10 x 4'4 (3.00m x 1.32m)

Wet Room : 7'3 x 5'0 (2.21m x 1.53m)

Lounge : 11'11 x 10'0 (3.63m x 3.05m)

Bedroom 2 : 9'9 x 9'2 (2.97m x 2.80m)

### OUTSIDE

Garden to Front & Rear

Garage and Off Road Parking

## Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



Call Ramsgate - 01843 580314 ■ [wardsforkent.co.uk](http://wardsforkent.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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