



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Drybeck Avenue,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Lovely spacious family home**
- **Bright conservatory over looking the garden, the perfect place to sit and relax**
- **Very popular residential area of Nethercourt**
- **Perfect first time buy**
- **Lovely walks near by down to Pegwell**

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Kitchen/Diner : 12'11 x 10'3 (3.94m x 3.13m)
- Cloakroom
- Lounge : 16'0 x 12'6 (4.88m x 3.81m)
- Conservatory : 9'8 x 9'5 (2.95m x 2.87m)

### FIRST FLOOR

- Landing
- Bedroom 1 : 12'7 x 10'0 (3.84m x 3.05m)
- Bedroom 2 : 11'11 x 10'0 (3.63m x 3.05m)
- Bedroom 3 : 8'0 x 5'8 (2.44m x 1.73m)
- Shower Room

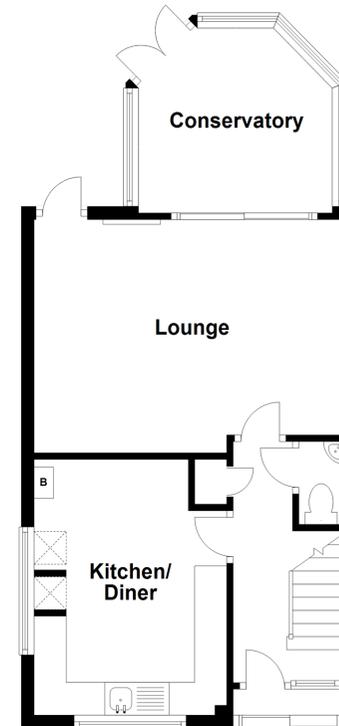
### OUTSIDE

- Garden to Front & Rear
- Garage & Off Road Parking

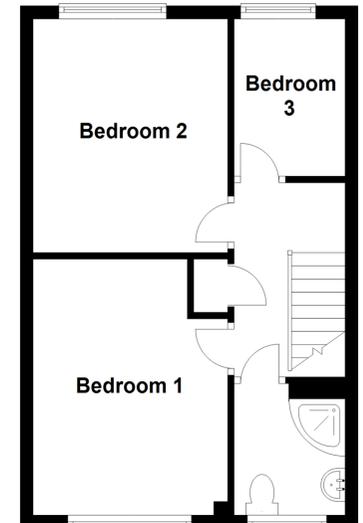
**Call Ramsgate - 01843 580314 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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.

**Ground Floor**  
Approx. 44.7 sq. metres (481.3 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (395.5 sq. feet)



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