



**Price**  
**£325,000**

**Freehold**

4x  1x  1x 

**Thanet Road, Ramsgate,  
Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- **Ideal family home or investment opportunity**
- **Open plan kitchen/diner**
- **Arranged over 3 floors**
- **Sunny aspect private rear garden**
- **Close proximity to Ramsgate's Royal Harbour and the golden sandy beaches**

## Accommodation

### LOWER GROUND FLOOR

Entrance Hall  
Lounge: 13'6 x 11'5 (4.12m x 3.48m)  
Kitchen/Diner: 13'7 x 11'7 (4.14m x 3.53m)

### GROUND FLOOR

Entrance Hallway  
Bedroom 2 : 11'6 x 10'5 (3.51m x 3.18m)  
Bedroom 3: 11'8 x 7'2 (3.56m x 2.19m)  
Cloakroom : 3'10 x 2'10 (1.17m x 0.86m)

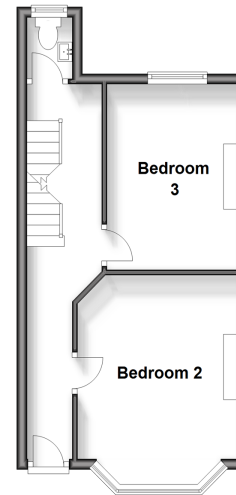
### FIRST FLOOR

Landing  
Bedroom 1 : 13'8 x 11'9 (4.17m x 3.58m)  
Bedroom 4 : 8'5 x 7'3 (2.57m x 2.21m)  
Bathroom : 8'3 x 4'4 (2.52m x 1.32m)

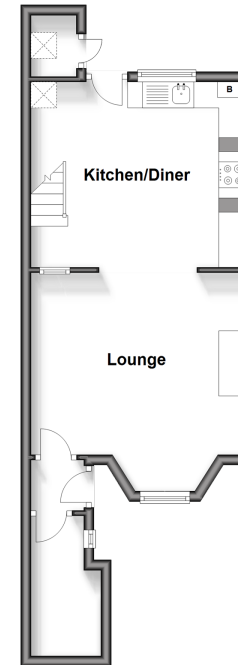
### OUTSIDE

Garden to Rear

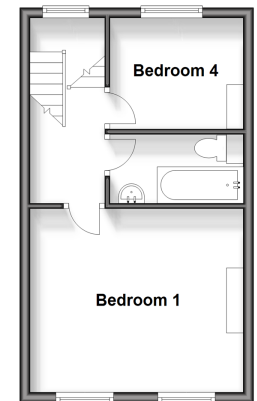
**Ground Floor**  
Approx. 31.4 sq. metres (338.0 sq. feet)



**Lower Ground Floor**  
Approx. 36.6 sq. metres (393.6 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (322.0 sq. feet)



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