



Price
£425,000

Freehold

4x  2x  1x 

**Orchard Close,
Ramsgate, Kent, CT12**

OVER 60?

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



Video Tour available

Wards

Helping you move forwards



Main features

- Off road parking for multiple cars
- Generous rear garden, perfect for a keen gardener
- Wonderful open plan kitchen/diner and lounge, the perfect place to entertain friends and family
- Located just a short walk from the heart of Minster village; which includes shops, restaurants and train station
- Beautiful home suited to a growing or established family

Accommodation

GROUND FLOOR

- Porch
- Entrance Hallway
- Bedroom 3 : 12'9 x 10'1 (3.89m x 3.08m)
- Bedroom 4(used as lounge) : 15'8 x 10'9 (4.78m x 3.28m)
- Bathroom
- Kitchen/Diner/Lounge : (L-shaped) 24'4 x 20'9 (7.42m x 6.33m) plus 11'4 x 10'3 (3.46m x 3.13m)
- Family Area: 10'7 x 8'7 (3.23m x 2.62m)

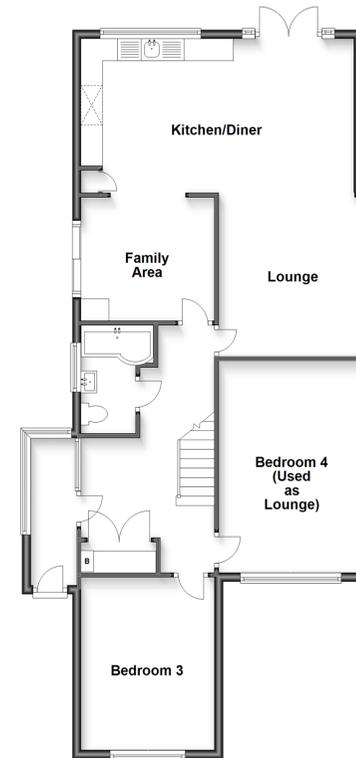
FIRST FLOOR

- Landing
- Bedroom 1 : 17'9 x 11'4 (5.41m x 3.46m)
- Bedroom 2 : 11'9 x 6'7 (3.58m x 2.01m)
- Shower Room

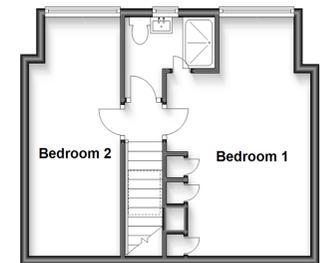
OUTSIDE

- Off Road Parking
- Garden to Rear

Ground Floor
Approx. 95.3 sq. metres (1026.2 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.7 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsof Kent.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.



11433854/20230305/DL/JR