



Price
£280,000

Freehold

3x  2x  2x 

**Clifton Road, Ramsgate,
Kent, CT11**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Ideal family home, in a quiet residential area
- Complete with a private low maintenance rear garden
- Kitchen finished to a high standard
- Located just a short walk from Ramsgate train station
- Close to local schools and amenities including shops

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge : 13'8 x 10'9 (4.17m x 3.28m)
 Dining Room : 10'9 x 9'1 (3.28m x 2.77m)
 Kitchen : 14'9 x 8'8 (4.50m x 2.64m)

SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 12'7 x 10'8 (3.84m x 3.25m)
 Bedroom 2: 10'9 x 9'1 (3.28m x 2.77m)
 Shower Room
 Bathroom

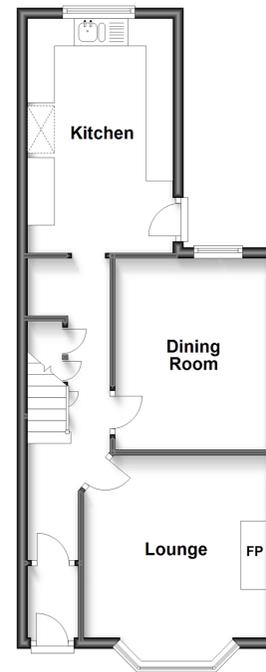
SECOND FLOOR

Bedroom 3: 16'4 x 12'4 (4.98m x 3.76m)

OUTSIDE

Garden to Front

Ground Floor
 Approx. 43.2 sq. metres (464.7 sq. feet)



Split Level First Floor
 Approx. 43.2 sq. metres (464.6 sq. feet)



Second Floor
 Approx. 21.3 sq. metres (229.2 sq. feet)



Call Ramsgate - 01843 580314 ■ wardsokent.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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