



**Price**  
**£225,000**

**Freehold**

3x  2x  2x 

**Grange Road, Ramsgate,  
Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Private rear garden
- Spacious living throughout
- Situated in a great area for local schools, shops and the scenic West Cliff
- In need of modernisation, a wonderful opportunity for a family to really make their own
- On local bus route

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 14'7 x 12'4 (4.45m x 3.76m)  
 Bedroom 3 : 11'8 x 10'5 (3.56m x 3.18m)  
 Separate Toilet

### LOWER GROUND FLOOR

Inner Hallway  
 Dining Room : 12'5 x 11'8 (3.79m x 3.56m)  
 Kitchen : 13'7 x 11'9 (4.14m x 3.58m)  
 Cloakroom  
 Shower Room

### FIRST FLOOR

Landing  
 Bedroom 1 : 16'1 x 11'8 (4.91m x 3.56m)  
 Bedroom 2 : 11'8 x 10'5 (3.56m x 3.18m)

### SECOND FLOOR

Bathroom

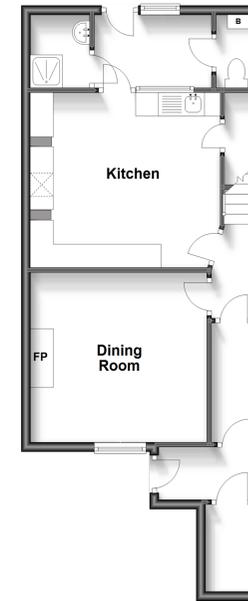
### OUTSIDE

Out House : 7'6 x 5'6 (2.29m x 1.68m)  
 Garden to Front & Rear

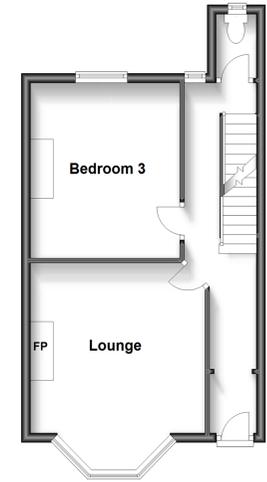
**Call Ramsgate - 01843 580314 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)**

- 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.

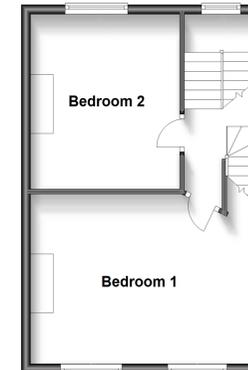
**Lower Ground Floor**  
 Approx. 49.5 sq. metres (532.3 sq. feet)



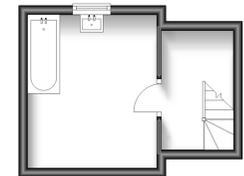
**Ground Floor**  
 Approx. 38.2 sq. metres (411.5 sq. feet)



**First Floor**  
 Approx. 36.6 sq. metres (393.7 sq. feet)



**Second Floor**  
 Approx. 13.4 sq. metres (144.1 sq. feet)



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