



OVER 60?

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

Price
£220,000

Freehold

2x  1x  2x 

**Clements Road,
Ramsgate, Kent, CT12**

Wards
Helping you move forwards



Main features

- **Fantastic first time buy or investment opportunity**
- **No onward chain**
- **Potential to make your own**
- **Close proximity to local bus routes and train station**
- **Superbly positioned for access to Westwood Cross shopping centre and Ramsgate town**

Accommodation

SPLIT LEVEL GROUND FLOOR

Porch
 Entrance Hallway
 Lounge : 12'9 x 10'9 (3.89m x 3.28m)
 Dining Room : 11'1 x 10'9 (3.38m x 3.28m)
 Kitchen : 9'11 x 7'2 (3.02m x 2.19m)

SPLIT LEVEL FIRST FLOOR

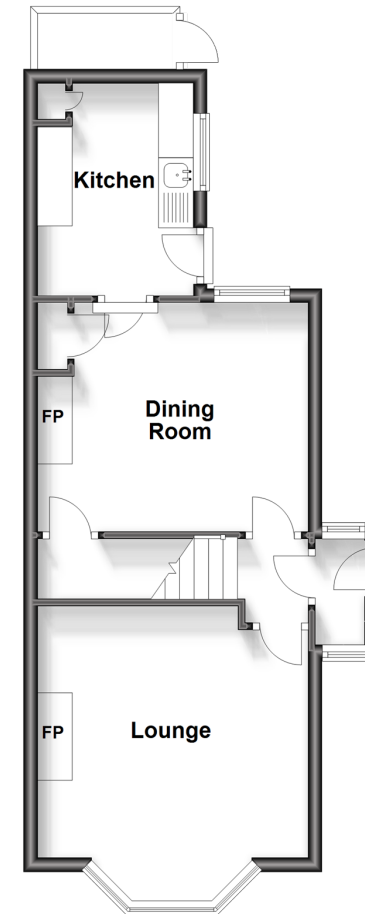
Landing
 Bedroom 1 : 12'10 x 11'10 (3.91m x 3.61m)
 Bedroom 2 : 10'9 x 9'4 (3.28m x 2.85m)
 Bathroom

OUTSIDE

Garden to Front and Rear

Split Level Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Split Level First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Call Ramsgate - 01843 580314 ■ 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.



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