



**Price**  
**£270,000**

**Freehold**

3x  1x  1x 

**Upper Dumpton Park  
Road, Ramsgate, Kent,  
CT11**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Off road parking
- Central location, just a short walk into the town
- Pretty rear garden with separate patio area
- A perfect family home, in need of a little updating



### Nearest Schools

Primary Schools: St Ethelbert's Catholic Primary 0.2 miles, Newlands Primary 0.3 miles, St Laurence in Thanet C of E Junior School 0.7 miles  
Secondary Schools: St Lawrence College 0.2 miles, Chatham & Clarendon House Grammar School 0.2 miles.



### Transport Information

Train Stations: Ramsgate 0.4 miles, Dumpton Park 0.5 miles, Broadstairs 1.5 miles

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner : 22'1 x 10'9 (6.74m x 3.28m)

Kitchen : 9'7 x 7'4 (2.92m x 2.24m)

Conservatory : 13'9 x 9'5 (4.19m x 2.87m)

### FIRST FLOOR

Landing

Shower Room : 7'5 x 6'9 (2.26m x 2.06m)

Bedroom 1 : 11'1 x 10'2 (3.38m x 3.10m)

Bedroom 2 : 12'9 x 11'1 (3.89m x 3.38m)

Bedroom 3 : 7'8 x 7'7 (2.34m x 2.31m)

### OUTSIDE

Garden to Front and Rear

Off Road Parking

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



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