



**OVER 60?**

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

**Price**  
**£350,000**

**Freehold**

5x  2x  1x 

**Hardres Street,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Generous sized low maintenance rear garden
- Ideal investment opportunity
- Located in the heart of Ramsgate, just a short stroll to the shops
- Recently refurbished with some finishing touches needed, perfect to make your own

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge : 15'1 x 14'6 (4.60m x 4.42m)

Kitchen : 11'9 x 8'5 (3.58m x 2.57m)

### LOWER GROUND FLOOR

Bedroom 1: 14'2 x 13'9 (4.32m x 4.19m)

En-Suite Bathroom

### FIRST FLOOR

Landing

Bedroom 5: 11'7 x 8'5 (3.53m x 2.57m)

Bedroom 4: 12'5 x 9'7 (3.79m x 2.92m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 2 : 15'0 x 11'9 (4.58m x 3.58m)

Bedroom 3: 11'9 x 9'7 (3.58m x 2.92m)

### OUTSIDE

Garden to Rear

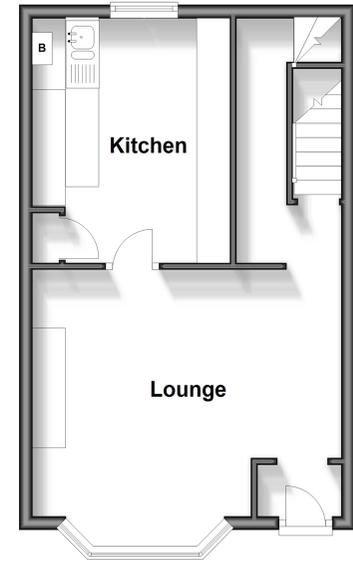
### Lower Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



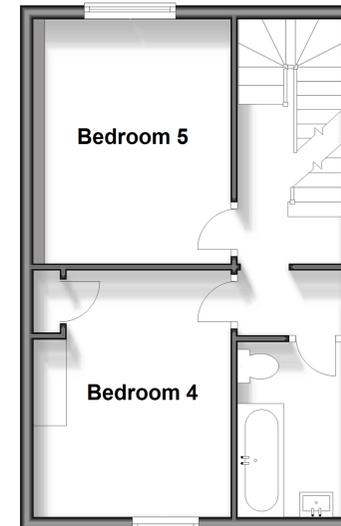
### Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



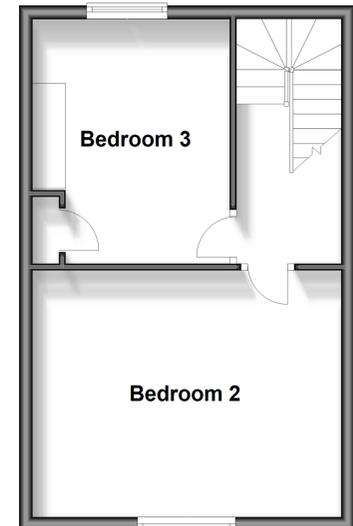
### First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



### Second Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



**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
- 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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