



**OVER 60?**

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

**Price**

**£375,000**

**Freehold**

3x  2x  2x 

**The Ridgeway, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- Well presented family home
- Separate lounge and dining area ideal for entertaining friends and family
- Study if you work from home
- Conservatory to sit and relax looking out to sunny rear garden
- Off road parking

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 12'11 x 12'3 (3.94m x 3.74m)  
Study: 9'5 x 7'11 (2.87m x 2.41m)  
Shower Room : 6'4 x 5'10 (1.93m x 1.78m)  
Dining Area: 12'11 x 11'3 (3.94m x 3.43m)  
Kitchen: 13'4 x 11'10 (4.07m x 3.61m)  
Conservatory: 12'10 x 8'7 (3.91m x 2.62m)

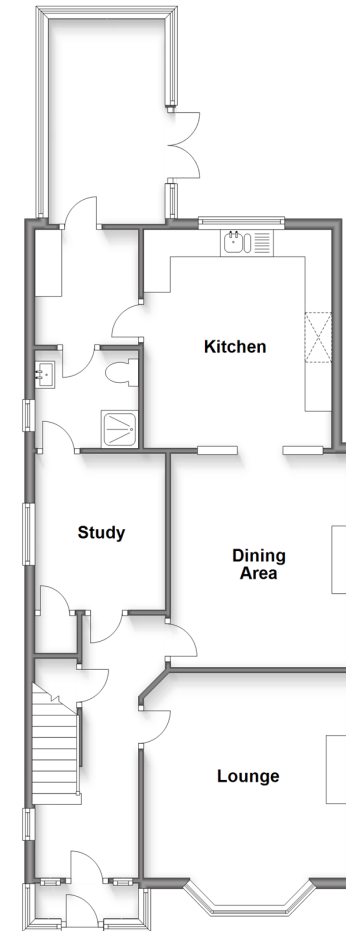
### FIRST FLOOR

Landing  
Bathroom: 5'6 x 5'5 (1.68m x 1.65m)  
Separate Toilet  
Bedroom 1: 12'11 x 11'5 (3.94m x 3.48m)  
Bedroom 2: 12'4 x 11'3 (3.76m x 3.43m)  
Bedroom 3: 8'8 x 8'0 (2.64m x 2.44m)

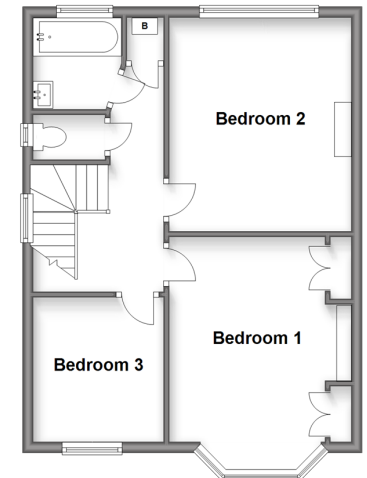
### OUTSIDE

Front Garden  
Off Road Parking  
Rear Garden

**Ground Floor**  
Approx. 79.8 sq. metres (858.5 sq. feet)



**First Floor**  
Approx. 46.8 sq. metres (504.2 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.



15111084/20240213/DM/NF