



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Monkton Road, Minster,  
Ramsgate, Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculate condition throughout
- Off-road parking for multiple vehicles
- Private well maintained rear garden
- Ready to move into
- Located in the sought-after village of Minster with highly rated shops and restaurants

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'4 x 11'9 (4.37m x 3.58m)

Sitting Area : 18'0 x 14'4 (5.49m x 4.37m)

Kitchen : 12'4 x 9'0 (3.76m x 2.75m)

Dining Area: 13'5 x 9'6 (4.09m x 2.90m)

Conservatory : 15'7 x 12'5 (4.75m x 3.79m)

### FIRST FLOOR

Landing

Bedroom 1 : (L-shaped) 11'0 x 10'5 (3.36m x 3.18m) plus 6'7 x 3'1 (2.01m x 0.94m)

Bedroom 2 : 14'8 x 14'0 (4.47m x 4.27m)

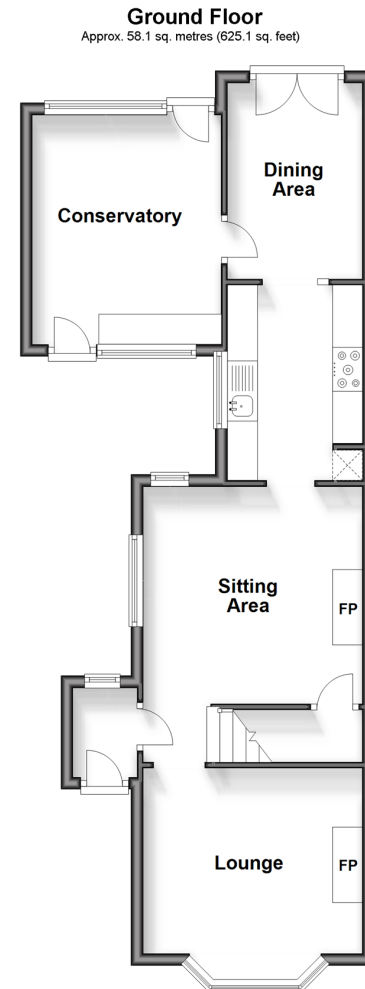
Bedroom 3 : 12'7 x 8'9 (3.84m x 2.67m)

Bathroom : 10'4 x 6'6 (3.15m x 1.98m)

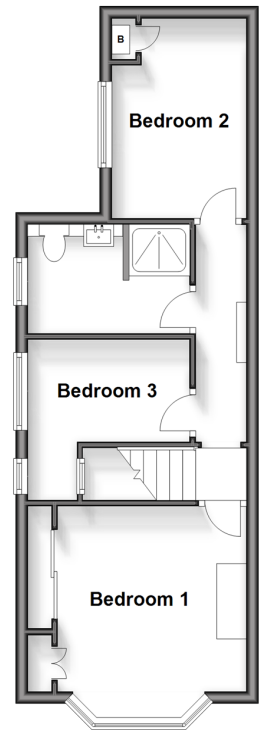
### OUTSIDE

Garden to Front and Rear

Off Road Parking



**Split Level First Floor**  
Approx. 36.5 sq. metres (392.8 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.

