



**OVER 60?**

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

**Price**

**£260,000**

**Freehold**

3x  1x  1x 

**Molineux Road, Minster,  
Ramsgate, Kent, CT12**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Off road parking
- Large rear garden; perfect for a growing family
- Popular village location; close to a fantastic local school, a park and a variety of restaurants
- The property is in need of modernisation with plenty of potential to personalise

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hallway  
Separate Toilet  
Lounge : 13'5 x 11'9 (4.09m x 3.58m)  
Kitchen/Diner : 18'1 x 8'9 (5.52m x 2.67m)  
Utility : 7'8 x 5'6 (2.34m x 1.68m)  
Storage: 7'8 x 6'9 (2.34m x 2.06m)

### FIRST FLOOR

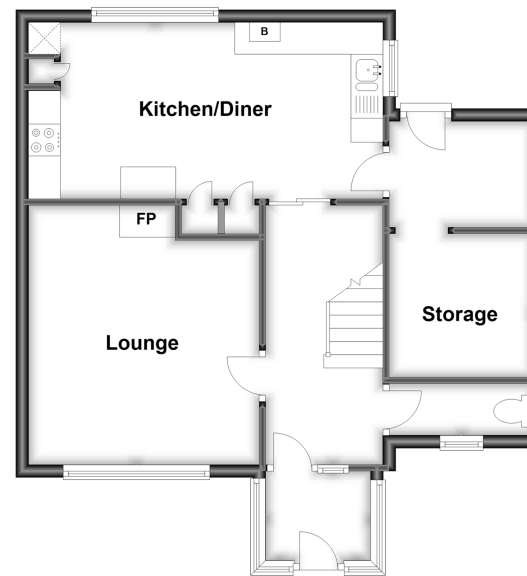
Landing  
Bathroom  
Bedroom 1: 11'8 x 9'4 (3.56m x 2.85m)  
Bedroom 2 : 11'7 x 8'4 (3.53m x 2.54m)  
Bedroom 3 : 8'5 x 8'2 (2.57m x 2.49m)

### OUTSIDE

Garden to Rear  
Off Road Parking

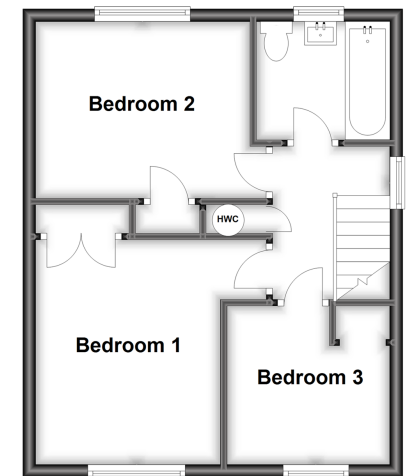
### Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.6 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
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.