



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Station Road, Minster,  
Ramsgate, Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Warm family home complete with log burner
- Immaculate condition throughout
- Off road parking
- Stunning rear garden, ideal for a growing family
- Sought after village location of Minster and within walking distance of shops and restaurants

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Area: 21'8 x 10'1 (6.61m x 3.08m)

Kitchen : 10'6 x 5'4 (3.20m x 1.63m)

Conservatory : 12'9 x 10'2 (3.89m x 3.10m)

Cloakroom

### FIRST FLOOR

Landing

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

Bedroom 2 : 10'4 x 10'2 (3.15m x 3.10m)

Bedroom 3 : 7'2 x 5'4 (2.19m x 1.63m)

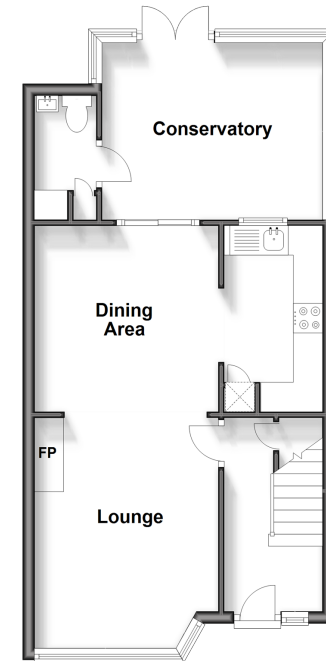
Shower Room

### OUTSIDE

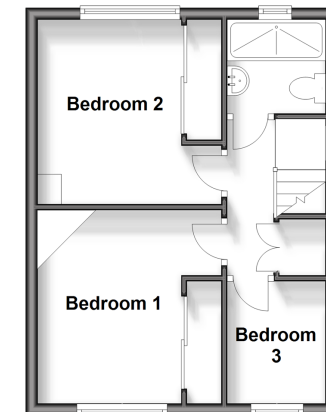
Garden to Front and Rear

Off Road Parking

**Ground Floor**  
Approx. 48.1 sq. metres (517.5 sq. feet)



**First Floor**  
Approx. 32.1 sq. metres (345.8 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.



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