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Property brochure



HILL HOUSE DRIVE
MINSTER
KENT
CT12 4BE

Price: £275,000

2 Bedrooms

1 Reception


1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

Located in the Cul De Sac location of Hill House Drive, Minster, this will make a lovely home for a first time buyer or family. Well looked after throughout, this home offers two bedrooms, a modern shower room, modernised by the current seller, lounge and kitchen/diner. Externally offering mainly laid to lawn garden with fenced boundaries. Situated in the popular village of Minster with excellent communications via road and rail to the rest of Kent. The property has been well maintained by the current owner and warrants early viewings to avoid disappointment. Great catchment area for local primary school and a short drive from Thanet Parkway Station, which offers high speed trains to London as does the mainline station from Minster. Allocated parking for two cars is located to the side of the property.

Location

Set within the beautiful village of Minster, offering Minster train station and local shops and bus route. Thanet Parkway is a short drive, offering high speed trains to London

Accommodation

GROUND FLOOR

Lounge: 14'10" (4.52m) x 12'01" (3.68m)
Kitchen/diner: 12'01" (3.68m) x 11'02" (3.40m)

FIRST FLOOR

Bedroom 1: 12'01" (3.68m) x 9'09" (2.97m)
Bedroom 2: 9'11" (3.02m) x 9'10" (3.00m)
Bathroom:

OUTSIDE

Front is open plan and laid to lawn with mature shrub and shared driveway with number 10 providing off street parking for 2 cars each. Rear garden is fenced and of a southerly aspect with decked patio area lawn mature shrubs.



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Key Features

- Two double bedrooms
- Modern shower suite
- Kitchen/diner
- Rear garden
- Shared driveway
- Modern home
- Village location
- Great starter home

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023449/20240501/RLDP

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