

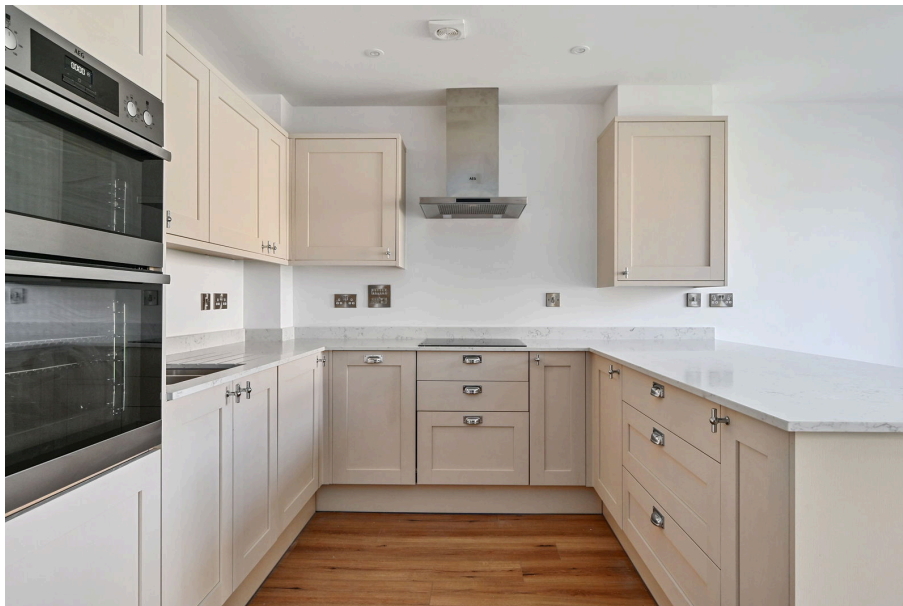


HILDEN
Management

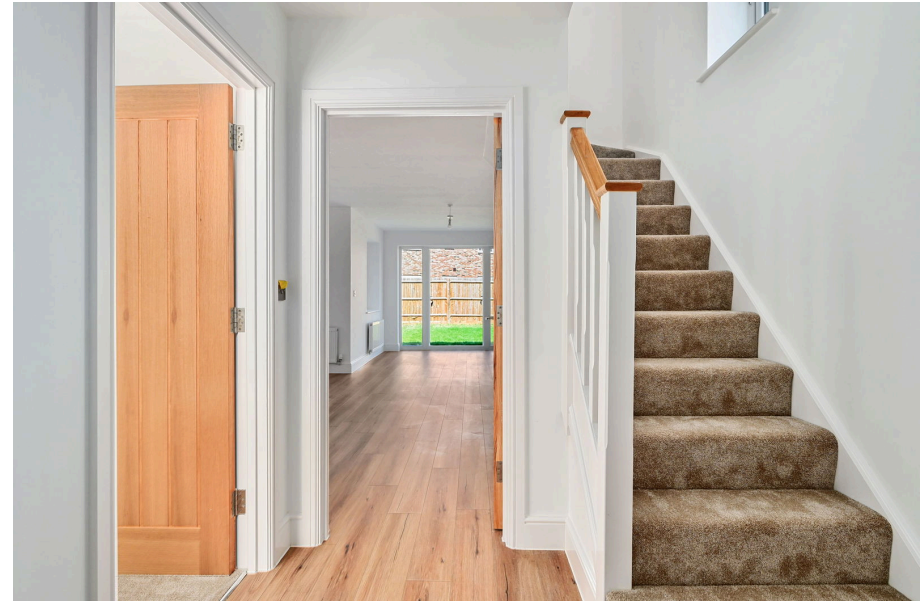
Lime Trees, Minster, Ramsgate, Kent. CT12 4FE

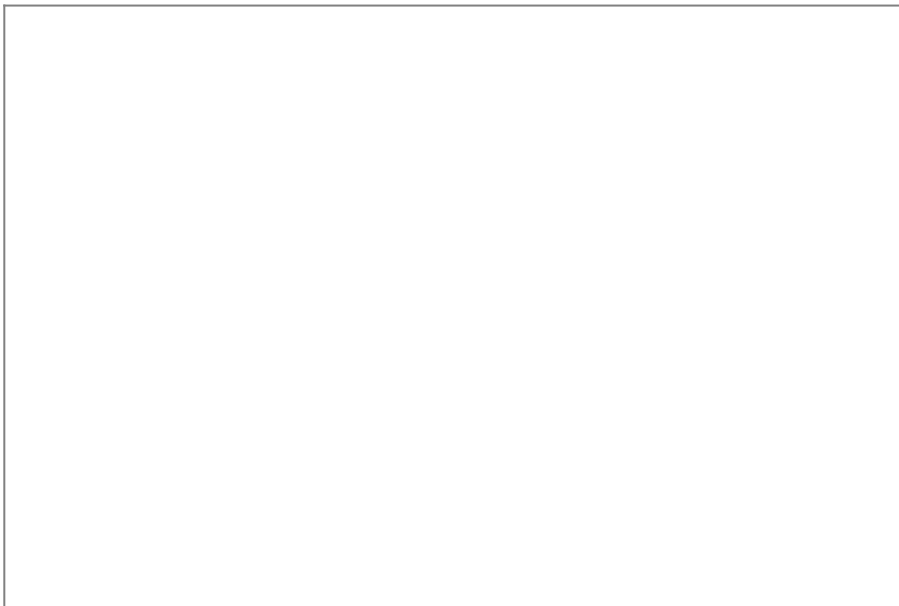
Offers Over £450,000

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- Exceptional spacious detached home
- Located within the sought after village of Minster, Kent.
- Cul De Sac location
- Master Bedroom with Ensuite
- Three Bedroom Link Detached Home
- Small development of just 36 Homes
- Block Paved Driveway and Garage
- Spacious Kitchen / Dining / Family Room with two sets of double doors to the rear





TOTAL FLOOR AREA: 1216sq. ft. (113.0 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, ceiling and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for general guidance only and should be used as a guide only for prospective purchase. The layout, fixtures and fittings shown are not intended to be guaranteed and no guarantee is made with reference to them.

Discover an exquisite link-detached residence boasting a garage and driveway, embodying modern comfort and style.

Spanning over 1200 sq. ft., the interior space is meticulously planned, offering a sociable atmosphere for contemporary living.

On the ground floor, a refined formal lounge greets you at the front, accompanied by a convenient cloakroom and storage facility. At the rear, a captivating kitchen/dining/family room steals the spotlight, serving as an ideal hub for social gatherings and leisure, seamlessly connecting to the garden—a haven for entertaining.

Ascend to the first floor to find a master bedroom with an ensuite, complemented by a striking family bathroom and two

Energy performance certificate (EPC)

| | | |
|--|--|-----------------------------|
| 23 Lime Trees Hilden Faversham CT12 4FE | Energy rating B | Valid until 11 July 2034 |
| Property type Detached house | Certificate number 0380-5522-3030-2394-6471 | |
| Total floor area 112 square metres | | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

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