



**Guide Price**

**£600,000**

**Freehold**

3x  2x  3x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Porch

Entrance Hallway

Lounge : 14'5 x 11'9 (4.40m x 3.58m)

Dining Room : 14'7 x 11'9 (4.45m x 3.58m)

Kitchen/Breakfast Room : 25'5 x 10'6  
(7.75m x 3.20m)

Utility Room : 7'3 x 6'4 (2.21m x 1.93m)

Cloakroom

Conservatory

### BASEMENT

Basement Room : 17'6 x 14'3 (5.34m x 4.35m)

### FIRST FLOOR

Landing

Bedroom 2 : 14'7 x 12'6 (4.45m x 3.81m)

Bedroom 3 : 12'9 x 12'3 (3.89m x 3.74m)

Bathroom

Bedroom 1 : 13'4 x 11'4 (4.07m x 3.46m)

En-Suite Shower Room

### OUTBUILDING

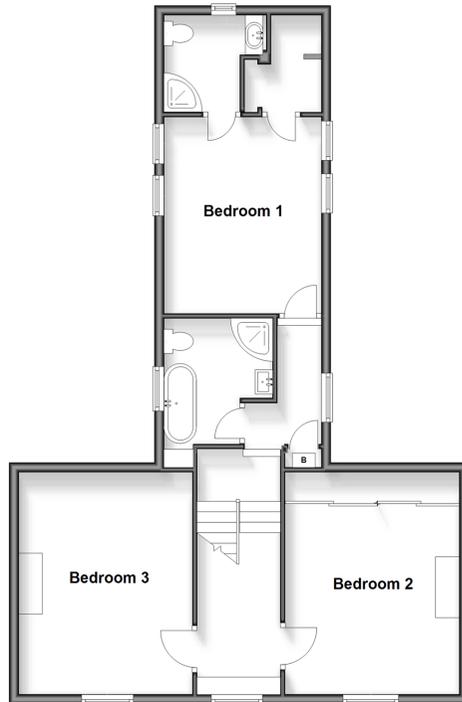
Double Garage

### OUTSIDE

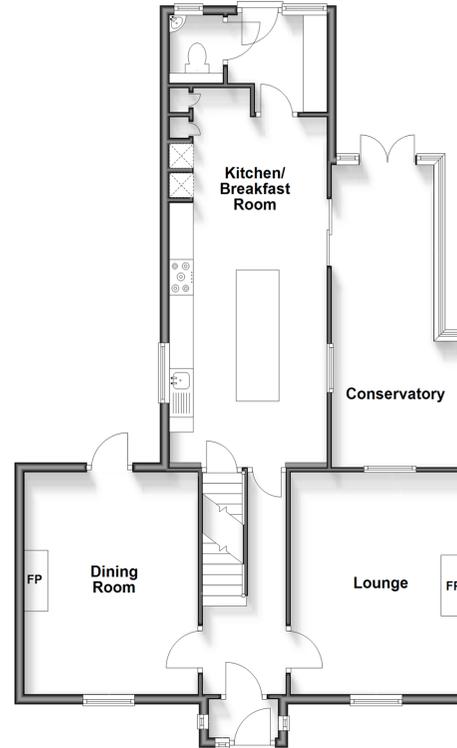
Off Road Parking

Garden to Front and Rear

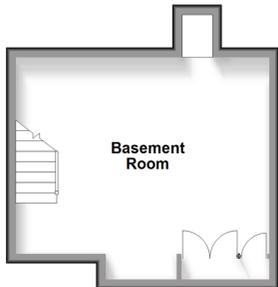
**Split Level First Floor**  
Approx. 73.3 sq. metres (788.8 sq. feet)



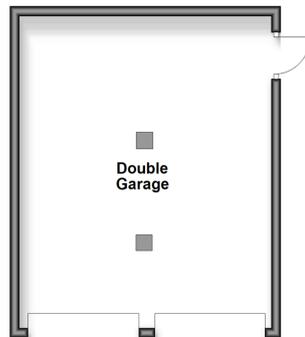
**Ground Floor**  
Approx. 90.5 sq. metres (974.4 sq. feet)



**Basement**  
Approx. 23.8 sq. metres (256.1 sq. feet)



**Outbuilding**  
Approx. 34.0 sq. metres (365.8 sq. feet)





## Main features

- Popular village location
- Full of charm and character throughout
- Spacious and bright conservatory
- Stunning rear garden, ample parking and a double garage
- Presented to an immaculate standard throughout; boasting the perfect family home



### Nearest Schools

Primary Schools: Minster C of E Primary 0.3 miles, Monkton C of E Primary 1.3 miles, Birchington C of E Primary 2.8 miles  
Secondary Schools: King Ethelbert School 3.9 miles, Clarendon & Chatham House Grammar School 4.4 miles,



### Transport Information

Train Stations: Minster 0.5 miles, Birchington-On-Sea 3.4 miles, Westgate-on-Sea 4.3 miles



### Address

Monkton Road, Minster, Ramsgate, Kent, CT12



### Directions

For directions to this property please contact us.



*Wards*  
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Call Ramsgate Branch 01843 580314 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- 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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