



13 Petts Crescent
Minster, Ramsgate, CT12 4DY
£285,000

colebrooksturrock.com





13 Petts Crescent

Minster, Ramsgate

A well presented terraced family home set in a quiet cul-de-sac location, within the popular village of Minster.

Situation

Situated close to the centre of the older part of the village, near the church and the mainline railway station and within easy walking distance of a wide range of local shops and amenities. This lane serving this cul-de-sac has minimal passing traffic. There is very easy access from Minster village to the main road network with easy access to Canterbury, Thanet beaches and Westwood Cross shopping centre. London's St Pancras Station is less than an hour and a half away by train from Minster Station.

The Property

A well presented modern three bedroom terraced house, with sitting room and open plan kitchen/dining room across the back, with doors out to the garden. At first floor level there is a bathroom and a separate WC and lovely views out from the rear facing main bedroom across a sports field and lovely pavilion building. All three bedrooms have built-in wardrobes. There is double glazing and gas central heating and the house sits at the end of a cul-de-sac with low maintenance neat and compact rear garden.

Outside

To the front is an open plan lawned garden with path to the front door and with some shrubs and flowers. There is clear potential for converting some of the front garden to parking spaces but since most others in the cul-de-sac have not done this it is apparent that there is actually ample on-street parking here. There is an alleyway leading around the back of the neighbouring property giving pedestrian access to the rear garden for bicycles etc. The rear garden has been laid to artificial grass

with two areas fitted and some patio and path space. To one corner of the garden is a good outhouse/shed 6'6 x 4'0 and the garden, which measures 18'6 wide x 16'6 deep is enclosed by a high hedge for privacy.

Services

All main services are understood to be connected to this property.

Local Authority

Thanet District Council, Cecil Street, Margate, Kent, CT9 1XZ.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: C

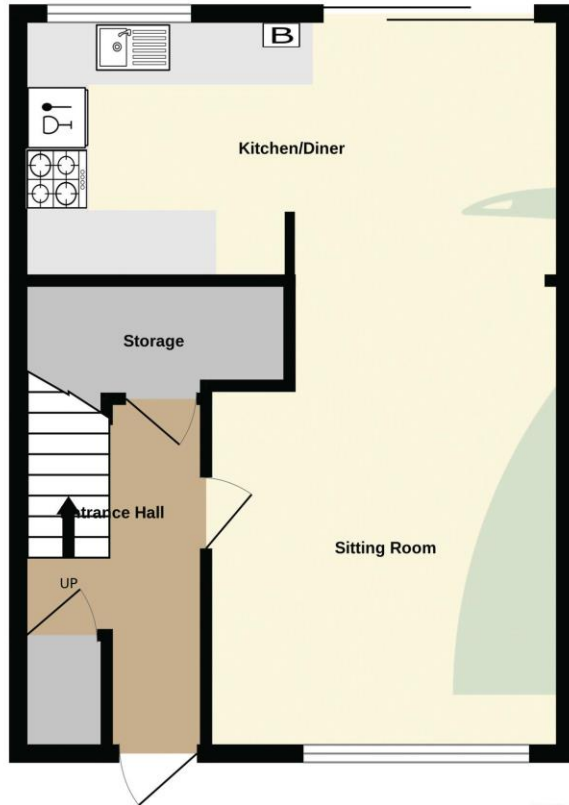
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

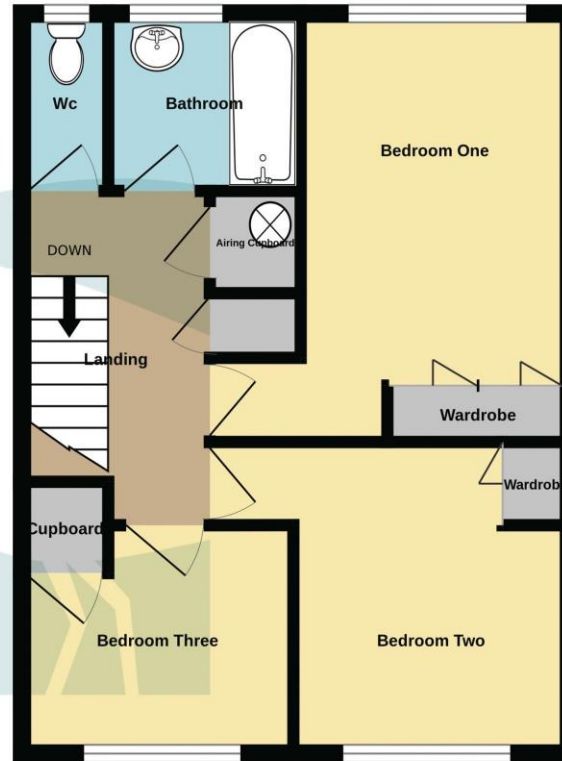


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
415 sq.ft. (38.5 sq.m.) approx.



1st floor
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Sitting Room

15' 1" x 11' 7" (4.59m x 3.53m)

Kitchen/Dining Room

17' 7" x 8' 5" (5.36m x 2.56m)

First Floor Landing

Bedroom One

13' 6" x 8' 7" (4.11m x 2.61m)

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m)

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

Bathroom

5' 10" x 5' 8" (1.78m x 1.73m)

WC

5' 10" x 2' 8" (1.78m x 0.81m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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