

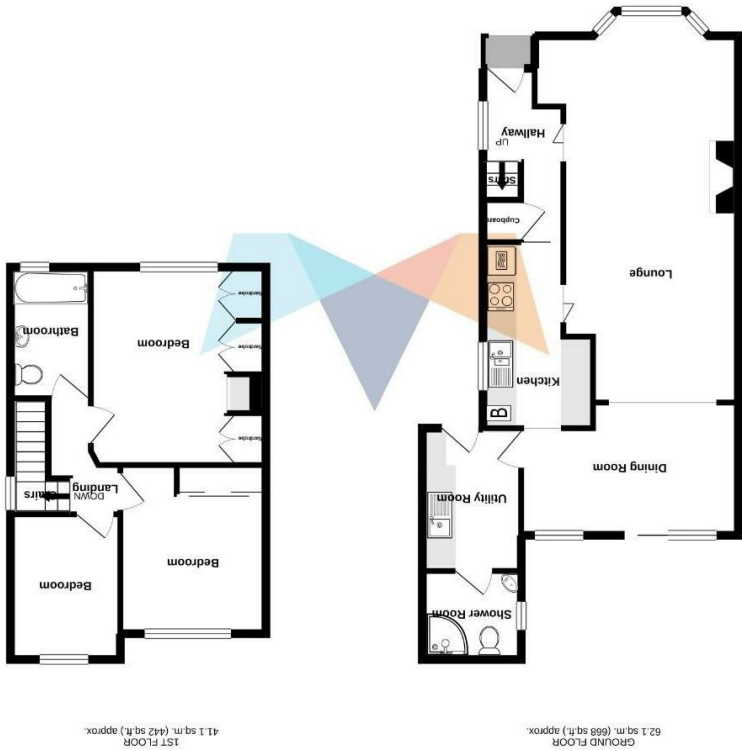
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



| England & Wales | |
|---|---|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| A | Very energy efficient - lower running costs |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| Energy Efficiency Rating | |
| Current | Potential |
| 68 | 78 |



TOTAL FLOOR AREA: 103.2 sq m (1110 sq ft) approx.



PROSPECT ROAD RAMSGATE



PROSPECT ROAD
RAMSGATE

£425,000

- Extended
- Three Bedrooms
- Large Garden
- Parking
- Backing Onto Fields
- Village Location

LOCATION

Minster In Thanet is a desirable growing village with a population of approximately three thousand people situated to the west of Ramsgate and to the north east of Canterbury, it is very popular with families due to the schools available, along with village lifestyle. Minster has a great sense of community and a vibrant centre that can provide for all of the residents everyday requirements, there are two popular pubs which serve food, an award winning restaurant, The Corner House, a micro pub, doctors surgery, veterinary clinic, hardware store, supermarket, fish & chips, and Minster Tandoori. The railway station, which links to Ramsgate, Canterbury West and St Pancras is towards the bottom of the village and there are excellent road links to the A299 and M2 plus plenty of countryside for lovers of the "Great Outdoors". The village has plenty of history as well as some beautiful ancient properties including the Abbey and St Mary The Virgin Norman church.

ABOUT

Miles and Barr are delighted to bring to Market this extended Family home, set in the idyllic village of Minster, close to the local amenities award winning restaurants, and Post office.

Inside there are 3 good sized bedrooms on the first floor, and the family bathroom. Downstairs there is a large Living room, Kitchen and dining area, with a utility room and shower room. The home is in good condition and ready to move in to

Outside there is parking to the front for two cars, and a large west facing garden which backs on to fields.

DESCRIPTION

Entrance

Kitchen 7'05 x 12'07 (2.26m x 3.84m)

Lounge 11'10 x 26'06 (3.61m x 8.08m)

Dining Room 14'10 x 9'08 (4.52m x 2.95m)

Utility Room 6'08 x 9'08 (2.03m x 2.95m)

Shower Room 6'07 x 5'11 (2.01m x 1.80m)

Bedroom One 13'00 x 9'09 (3.96m x 2.97m)

Bedroom Two 10'00 x 11'04 (3.05m x 3.45m)

Bedroom Three 7'05 x 9'09 (2.26m x 2.97m)

External

Rear Garden

Off Street Parking

