



High Street, Minster

Ramsgate, Kent. CT12



DESCRIPTION

A 2 bedroom character cottage forming part of a converted chapel which has been divided into 4 properties. The surprisingly spacious accommodation includes an entrance hall, kitchen/diner, living room, 2 double bedrooms, cloakroom and bathroom. This property benefits from central heating, a small courtyard garden and 1 allocated off road parking space. No forward chain.

LOCATION

The village of Minster offers some good amenities including restaurants, pubs, primary school and a train station. Thanet parkway station is within easy reach and provides fast trains to London. The nearby coastal town of Ramsgate offers further amenities including shopping and secondary schools.

Guide price: £255,000

Services: All mains services connected.

Tenure: Freehold

Council Tax: Band B

Mobile Phone Signal: Yes

Flood Risk: Very Low (Source - Gov.uk)

Broadband: Standard 20Mbps/Superfast 80Mbps (Source - OFCOM)

Directions: what3words ///plant.boxing.gates

R1710





Entrance Hall

Radiator. Telephone point. Stairs to first floor with under stair storage cupboard. Wall light point.

Kitchen

Floor and wall mounted kitchen storage units with ample work surface and stainless steel sink and drainer with mixer tap. Tiled splashback. Space for washing machine and fridge. Built in electric oven and 4 burner gas hob with recycler over and light. Room temperature thermostat. Radiator. Tiled floor. Ceiling spotlights. Built in cupboard housing wall mounted gas boiler. Double leaf glazed door to front courtyard.

Cloakroom

Low level close coupled wc. Wash hand basin.

Living Room

Radiator. Wall light points. Recessed ceiling spotlights.

Landing

Access to roof void.

Bedroom

Attractive arched window. Radiator.

Bathroom

White suite comprises wash hand basin, low level close coupled wc, panel bath with mixer tap and shower spray. Tiled splashback. Radiator. Extractor fan. Mirror. Recessed ceiling spotlights. Shavers socket.

Bedroom

Attractive arched window. Radiator. Built in wardrobe cupboards with hanging rail and shelving.

Outside

There are two small courtyard garden areas, one at the entrance to the property and the other is accessible from the living room. There is 1 off road parking space to the front of the building.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

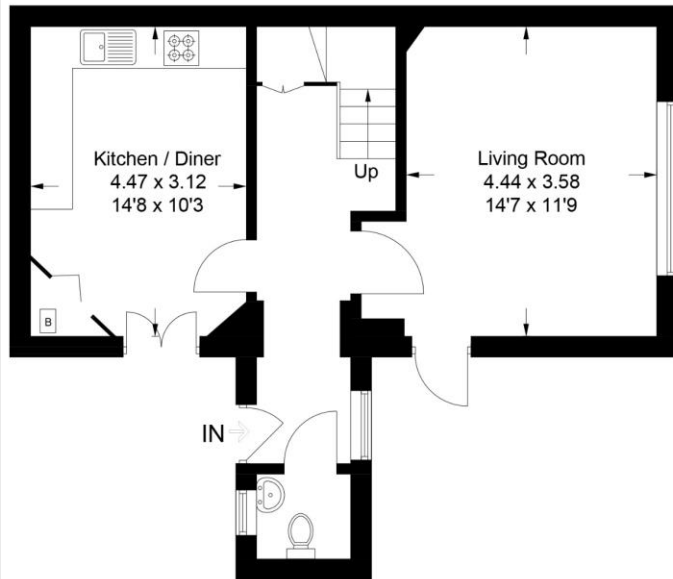
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

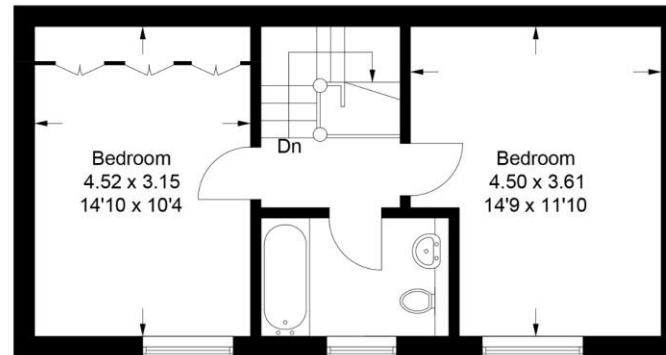




Approximate Gross Internal Area = 84.8 sq m / 912 sq ft



Ground Floor = 44.8 sq m / 482 sq ft



First Floor = 40.0 sq m / 430 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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