



**Guide Price**  
**£299,950**

**Freehold**

3x  1x  1x 

**Hill House Drive,  
Minster, Ramsgate,  
Kent, CT12**

*Wards*  
Helping you move forwards



## Main features

- Situated on a quiet cul-de-sac
- Popular village location of Minster
- Ample off-road parking with garage
- Sunny aspect rear garden
- Convenient downstairs cloakroom
- Fantastic family home

## Accommodation

Entrance Hallway: 6'7 x 3'3 (2.01m x 0.99m)

Cloakroom : 5'4 x 2'6 (1.63m x 0.76m)

Lounge : 14'9 x 14'6 (4.50m x 4.42m)

Kitchen/Diner : 14'6 x 11'2 (4.42m x 3.41m)

Conservatory : 13'4 x 6'9 (4.07m x 2.06m)

### FIRST FLOOR

Landing : 11'8 x 6'2 (3.56m x 1.88m)

Bathroom : 6'6 x 6'4 (1.98m x 1.93m)

Bedroom 1: 12'2 x 8'2 (3.71m x 2.49m)

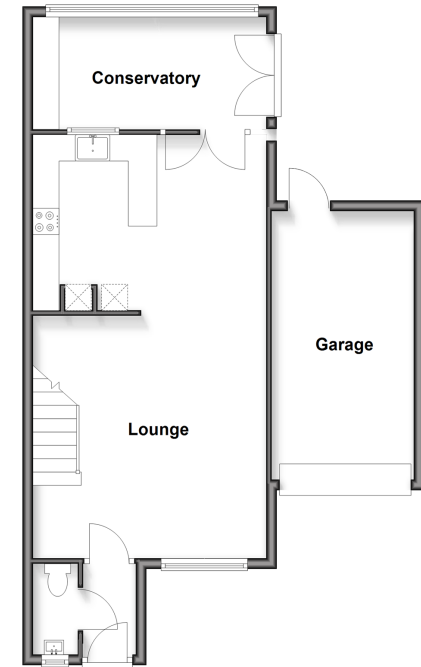
Bedroom 2 : 10'9 x 6'2 (3.28m x 1.88m)

Bedroom 3 : 8'7 x 6'2 (2.62m x 1.88m)

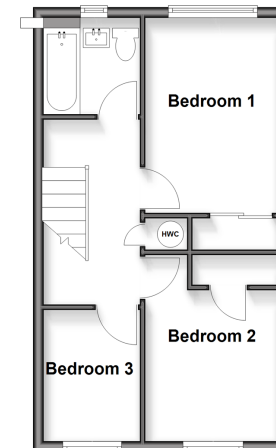
### OUTSIDE

Gardens to Front and Rear  
Garage and Off Road Parking

**Ground Floor**  
Approx. 64.1 sq. metres (690.5 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (388.1 sq. feet)



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