



**Guide Price**  
**£280,000**

**Freehold**

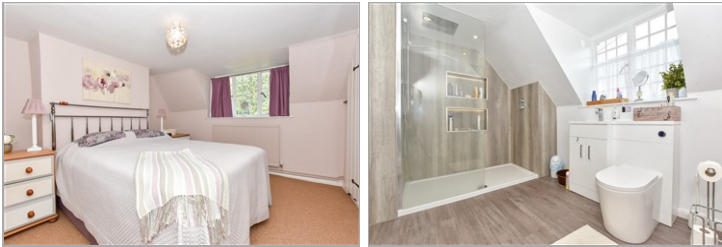
2x  1x  2x 

**Monkton Street,  
Monkton, Ramsgate,  
Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Located in the popular village of Monkton
- Allocated parking space
- Period features throughout, this cottage is definitely full of charm and character
- Beautiful well kept front garden

## Accommodation

### GROUND FLOOR

Entrance Porch

Kitchen : 13'11 x 8'2 (4.24m x 2.49m)

Dining Room : 12'5 x 9'7 (3.79m x 2.92m)

Lounge : 13'10 x 9'4 (4.22m x 2.85m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 13'4 x 11'10 (4.07m x 3.61m)

Bedroom 2 : 9'10 x 9'1 (3.00m x 2.77m)

Shower Room

### OUTSIDE

Garden to Front

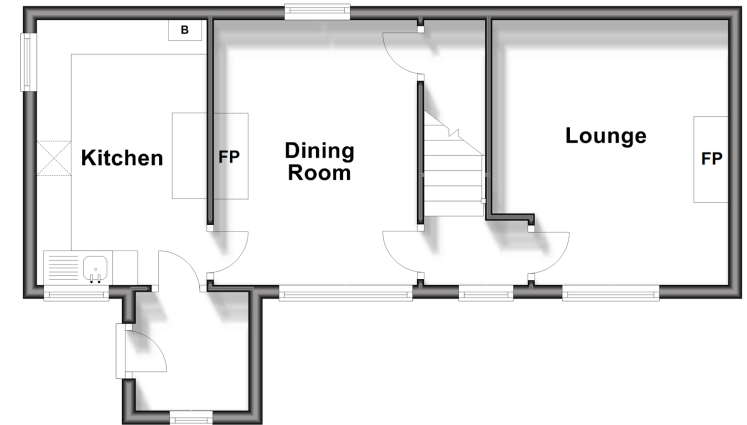
Allocated Parking

**Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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

### Ground Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



### Split Level First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



10129719/20260115/ER/EM