



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£290,000

Freehold

3x 1x 1x

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

Wards
Helping you move forwards



Main features

- **Sought-after Monkton village location**
- **Spacious lounge and separate kitchen**
- **Downstairs cloakroom and family bathroom**
- **Generous rear garden with open-field views**
- **Opportunity for modernisation throughout**

Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 17'0 x 12'2 (5.19m x 3.71m)
 Dining Area: 15'10 x 8'11 (4.83m x 2.72m)
 Kitchen: 9'0 x 4'0 (2.75m x 1.22m)
 Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 12'2 x 12'1 (3.71m x 3.69m)
 Bedroom 2: 9'5 x 8'5 (2.87m x 2.57m)
 Bedroom 3: 8'5 x 8'2 (2.57m x 2.49m)
 Bathroom

OUTBUILDING

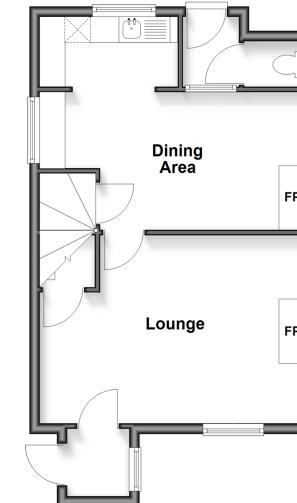
Outbuilding

OUTSIDE

Front & Rear Gardens

Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Outbuilding

Approx. 5.5 sq. metres (58.9 sq. feet)



Call Birchington - 01843 842551 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale