



**Price**  
**£375,000**

**Freehold**

3x  2x  2x 

**Monkton Road, Minster,  
Ramsgate, Kent, CT12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Fantastic self contained annexe to the side
- Well presented throughout
- Beautiful sunny aspect rear garden
- Off road parking for multiple cars
- Stunning views to the rear

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Sitting Room: 15'5 x 10'7 (4.70m x 3.23m)
- Bedroom 3: 11'9 x 6'3 (3.58m x 1.91m)
- Bedroom 1 : 13'4 x 8'6 (4.07m x 2.59m)
- Bathroom
- Hallway: 9'7 x 8'2 (2.92m x 2.49m)
- Kitchen : 11'5 x 7'7 (3.48m x 2.31m)
- Conservatory : 12'7 x 7'5 (3.84m x 2.26m)
- Lounge : 18'2 x 8'9 (5.54m x 2.67m)
- Kitchen 2: 14'6 x 7'9 (4.42m x 2.36m)
- Bedroom 2: 12'4 x 10'1 (3.76m x 3.08m)
- Shower Room

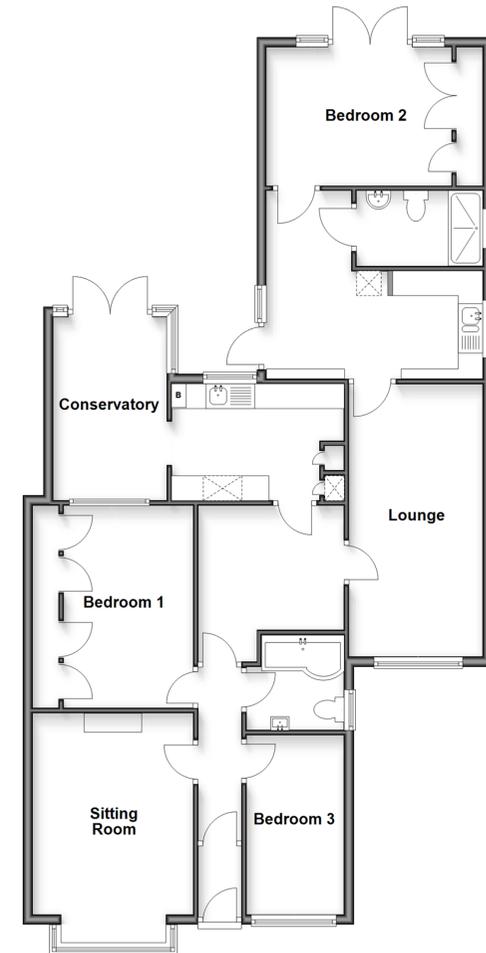
### OUTBUILDING

- Room 1

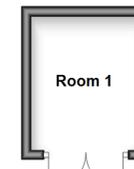
### OUTSIDE

- Garden to Rear
- Off Road Parking

**Ground Floor**  
Approx. 116.6 sq. metres (1255.2 sq. feet)



**Outbuilding**  
Approx. 6.0 sq. metres (64.9 sq. feet)



**Call Ramsgate - 01843 580314 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- 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 50% less, by purchasing a Lifetime Lease



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