



**53 AUGUSTINE ROAD**  
**MINSTER**

**£995 PCM**



- Two Bedroom Detached Bungalow
- Conservatory
- Driveway
- Private Rear Garden

## ABOUT

Miles and Barr are delighted to bring to the market this newly refurbished detached bungalow in popular residential location within Minster within walking distance of all village amenities. The property boasts two bedrooms, a modern kitchen with an integrated cooker and space for appliances, a bathroom with shower attachment over the bath, lounge and conservatory. Outside there is generous size secluded lawned garden. This property is available from 20th November. Please call Miles & Barr to arrange your viewing today!

## LOCATION

Minster is a desirable growing village with a population of approximately three thousand people. Situated to the west of Ramsgate and to the north east of Canterbury, it is very popular with families with excellent schools available along with village atmosphere and lifestyle. The small town is renowned for its fantastic community feel so you can guarantee a warm welcome from the local residents and staff when you head down to one of the pubs for live music of a weekend. With its vibrant centre that can provide for all the resident's everyday requirements, there are two popular pubs for live music at the weekend, an award-winning restaurant, The Corner House, a micro pub, doctors surgery, veterinary clinic, hardware store, supermarket, fish & chips, and Minster Tandoori. The railway station, which links to Ramsgate, Canterbury West and St Pancras is towards the bottom of the village and there are excellent road links to the A299 and M2 plus plenty of countryside for lovers of the "Great Outdoors". The village has plenty of history as well as some beautiful ancient properties including the Abbey and St Mary The Virgin Norman church. There really is something for everyone here.

## DESCRIPTION

Entrance Hallway

Lounge 15'9 x 10'6 (4.80m x 3.20m)

Bathroom 8'1 x 4'9 (2.46m x 1.45m)

Bedroom One 11'9 x 9'2 (3.58m x 2.79m)

Bedroom Two 11'9 x 7'4 (3.58m x 2.24m)

Kitchen 9'9 x 8'4 (2.97m x 2.54m)

Conservatory 13'4 x 7'8 (4.06m x 2.34m)

Rear Garden

Driveway



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

