

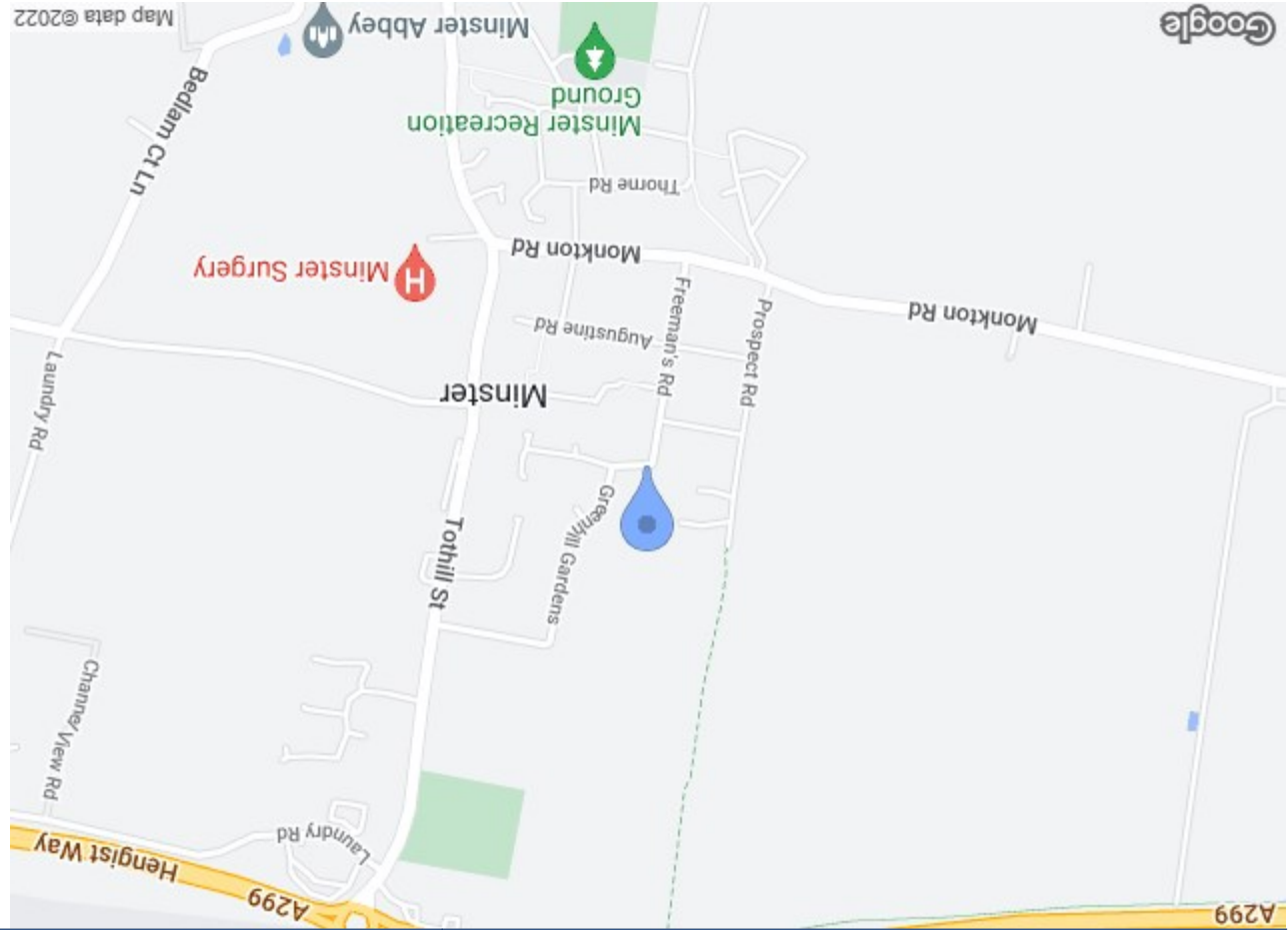
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



51 Queen Street, Ramsgate, Kent, CT11 9EL
t. 01843 570500 e. ramsgate@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (45-54)
	F (31-40)
Not energy efficient - higher running costs	G (1-20)
Current	Possible
Energy Efficiency Rating	



GREENHILL GARDENS RAMSGATE



GREENHILL GARDENS
RAMSGATE

OFFERS OVER £400,000

- No Forward Chain
- Three Bedroom Detached Bungalow
- In Need Of Modernisation
- Village Location
- Close To The High Street
- Wrap Around Gardens
- Garage
- Off Street Parking For Two Cars

LOCATION

Minster In Thanet 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 due to the schools available, along with village lifestyle. Minster has a great sense of community and a vibrant centre that can provide for all of the residents everyday requirements, there are two popular pubs which serve food, 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.

ABOUT

DETACHED THREE BEDROOM BUNGALOW -
VILLAGE LOCATION - IN NEED OF
MODERNISATION - NO FORWARD CHAIN

This is a superb opportunity to view a rarely available three bedroom detached bungalow. The property will benefit from some modernisation through out and has lots on offer including living accommodation comprising of lounge/diner, kitchen/diner, three bedrooms, wet room and two out buildings including a summer house and utility area. There is also the added benefit of a garage to the rear that has a work shop area and leads to wrap around gardens and a large garden pond.

To appreciate all on offer call the Ramsgate office of Miles and Barr now to arrange an appointment to view.

DESCRIPTION

- Entrance
- Kitchen / Diner 21'0 x 9'11 (6.40m x 3.02m)
- Lounge 22'4 x 10'1 (6.81m x 3.07m)
- Wet Room 8'10 x 5'60 (2.69m x 1.52m)
- Bedroom One 13'11 x 10'10 (4.24m x 3.30m)
- Bedroom Two 10'2 x 5'11 (3.10m x 1.80m)
- Bedroom Three 9'11 x 9'11 (3.02m x 3.02m)
- External
- Rear Garden
- Summer House 10'0 x 8'08 (3.05m x 2.64m)
- Garage/Work shop 8'03 x 4'02 (2.51m x 1.27m)

