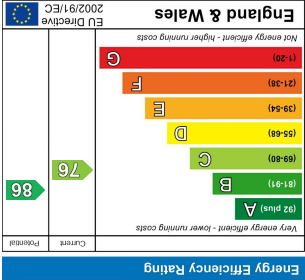


www.milesandbarr.co.uk/referral-fee-disclosure

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:



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CHENEY ROAD RAMSGATE

CHENEY ROAD
RAMSGATE

£330,000

- Council Tax Band: D
- Garage
- Split Over Three Floors
- Well Presented
- Downstairs WC
- Low Maintenance Rear Garden
- Popular Village Location
- Local Amenities Close by
- Four Bedroom Home

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

FOUR Bedroom House with PARKING!!

Miles and Barr are delighted to present to the market this four bedroom property that is located in the ever popular Cheney Road area of the village of Minster, Ramsgate. The village has a real sense of community and is large enough to offer local shops, a Doctors Surgery, a Veterinary Clinic, two public houses and a microbrewery as well as takeaways and the award-winning Corner House restaurant. Lovers of the countryside will appreciate the area for walking, horse riding and cycling as well as there being several golf courses within a short drive. Those requiring swift access to exit roads from the Thanet area find this a favorable location especially if a daily commute is being made to Canterbury, Whitstable or beyond. Minster has a railway station which connects to Ramsgate and Canterbury West, with fast rail to London St Pancras.

The property itself offers accommodation comprising of entrance hallway with WC and stairs leading to the first floor, a generous lounge with French doors leading to the garden, and fitted kitchen/breakfast room with plenty of work surface and storage space. Upstairs on the first floor you will find the main bedroom with en suite shower room, a further bedroom and family bathroom. On the second floor is a further two double bedrooms. The property has a garage round the side with an additional space in front for parking, and a rear garden with gated access, which is mainly laid to artificial lawn, with raised flower beds and patio area.

A great home in a popular location, this is bound to be a popular property, so please call sole agents Miles and Barr today to arrange your internal viewing!

DESCRIPTION

Entrance

WC

Kitchen 15'03 x 9'00 (4.65m x 2.74m)

Lounge Diner 16'02 x 12'00 (4.93m x 3.66m)

First Floor

Bedroom 9'06 x 8'01 (2.90m x 2.46m)

Bathroom 8'09 x 6'05 (2.67m x 1.96m)

Bedroom 16'03 x 8'09 (4.95m x 2.67m)

En Suite Shower Room 8'09 x 3'06 (2.67m x 1.07m)

Top Floor

Bedroom 16'05 x 7'01 (5.00m x 2.16m)

Bedroom 12'10 x 10'07 (3.91m x 3.23m)

External

Rear Garden

