



4 BENEDICTINE ROAD RAMSGATE



miles & barr

4 BENEDICTINE ROAD  
RAMSGATE

£320,000

## ABOUT

- Popular Village Location
- Three Bedrooms
- Downstairs WC
- Modern Fitted Kitchen/Diner
- En Suite Shower Room To Master Bedroom
- Off Street Parking
- Garage

## 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.

Popular Village Location with this Three Bedroom House with GARAGE and Parking!!

Miles and Barr are thrilled to present to the market this light and airy three bedroom property that is located in the ever popular Benedictine 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 light and airy accommodation comprising of entrance hallway with WC and stairs leading to the first floor, a generous lounge with French doors leading to the rear garden, and modern fitted kitchen/diner 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 two good sized bedrooms with built in wardrobes, and family bathroom. The property has off road parking to the side of the property, with garage, and rear garden which is mainly laid to lawn 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

Lounge 15'04 x 10'05 (4.67m x 3.18m)

### WC

Kitchen/Diner 15'04 x 13'01 (4.67m x 3.99m)

### First Floor

Bedroom 13'04 x 6'09 (4.06m x 2.06m)

Bedroom 11'0 x 8'02 (3.35m x 2.49m)

Bathroom 6'09 x 5'09 (2.06m x 1.75m)

### Second Floor

Bedroom 13'02 x 11'02 (4.01m x 3.40m)

En Suite 7'0 x 3'11 (2.13m x 1.19m)

### External

### Rear Garden

Garage 15'04 x 13'01 (4.67m x 3.99m)

