



- Complete Refurbishment Required
- Versatile Accommodation
- Three Floors
- Small Courtyard Garden

## 84 Tothill Street, Minster, Ramsgate, CT12 4AJ

Offers In Excess Of £185,000

**\*PERFECT DEVELOPMENT OPPORTUNITY\*** Open day Saturday 26/11/22.....( by prior appointment only )Thomas Jackson are delighted to offer for sale this pretty, double fronted cottage in the popular village of Minster. Requiring total refurbishment throughout meaning this may not be suitable for everyone. Its probable that the property in current condition will not be suitable for mortgage purposes, this should be considered prior to booking a viewing. The property is set over three floors and could offer flexible accommodation designed around your own specific needs. Due to the current condition we will show two viewers at a time. Minster village offers a wealth of facilities including a well regarded medical centre. There are a number of restaurants and public houses as well as great community spirit.





## Property Description

### THE PROPERTY

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### ENTRANCE HALLWAY

Entrance is via a wooden and glazed panel door into hallway, electric meter, panelled ceiling, panelled walls, doors to:-

### SITTING ROOM

8' 7" x 10' 6" (2.62m x 3.2m) Panelled to ceiling, panelled walls, stone fireplace, window to front.

### DINING ROOM

11' 4" x 9' 03" (3.45m x 2.82m) Panelled ceiling, window to front, feature fireplace, door two kitchen.

### KITCHEN

10' 10" x 10' 0" (3.3m x 3.05m) Wooden panelled ceiling and walls, window to rear, glazed door to garden, lobby through to outside WC and shower.

### FORMER WC

### STAIRS TO:-







#### **MEZANINE LANDING**

13' 0" x 11' 0" (3.96m x 3.35m) panelled ceiling and walls, access to loft space, window to side and rear, stairs to second floor, doors to:-

#### **BEDROOM**

11' 03" x 9' 03" (3.43m x 2.82m) Panelled walls and ceiling, wrought iron fireplace, window to front.

#### **BEDROOM**

9' 11" x 10' 11" (3.02m x 3.33m) Panelled walls, panelled ceiling, window to front, door to cupboard.



#### **SECOND FLOOR**

#### **BEDROOM**

10' 01" x 11' 05" (3.07m x 3.48m) panelled ceiling and walls, window to front and back, door to steps up to interconnecting eaves storage room

#### **ROOM**

#### **REAR GARDEN**

Small rear courtyard set as natural condition.

#### **COUNCIL TAX**

Tax Band - C

Council Tax £1,804:96

Thanet District Council



#### **MEASUREMENTS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give

any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore may be subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.







**Ground Floor**  
Approx. 44.9 sq. metres (483.8 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.4 sq. feet)



**Second Floor**  
Approx. 23.8 sq. metres (255.9 sq. feet)



Total area: approx. 108.0 sq. metres (1162.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	12	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	