



19 Semple Close, Minster  
£330,000

# 19 Semple Close

Minster, Ramsgate

MUST VIEW PROPERTY WITH LARGE GARDEN – MUST VIEW FAMILY HOME – CUL DE SAC LOCATION

The property is situated in the popular Village of Minster in a cul de sac location and has lots on offer the property has living accommodation comprising of lounge, conservatory, kitchen/diner and w/c on the ground floor. On the first floor there are three bedrooms and a family bathroom.

The garden was extended by the current owner and offers a large rear garden with extra potential with the wooded area to the side of the property which would lend itself perfectly for an extension or the addition of a summer house all subject to the correct planning etc. There is also the added benefit of off street parking.

To appreciate all on offer we would strongly recommend an internal viewing to arrange your appointment call the Ramsgate office now.

- No forward chain
- End of terrace home
- Three bedrooms
- Must view family home
- Conservatory
- Off street parking
- Large garden with extra purchased land





## Ground Floor

### W/C

Dimensions: 1.68m x 0.81m (5'6 x 2'8).

### Lounge

Dimensions: 4.60m x 4.47m (15'1 x 14'8).

### Kitchen / Diner

Dimensions: 4.45m x 3.35m (14'7 x 11'0).

### Conservatory

Dimensions: 2.97m x 2.51m (9'9 x 8'3).

## First Floor

### Bathroom

Dimensions: 1.91m x 1.85m (6'3 x 6'1).

### Bedroom

Dimensions: 2.49m x 1.96m (8'2 x 6'5).

### Bedroom

Dimensions: 3.53m x 2.49m (11'7 x 8'2).

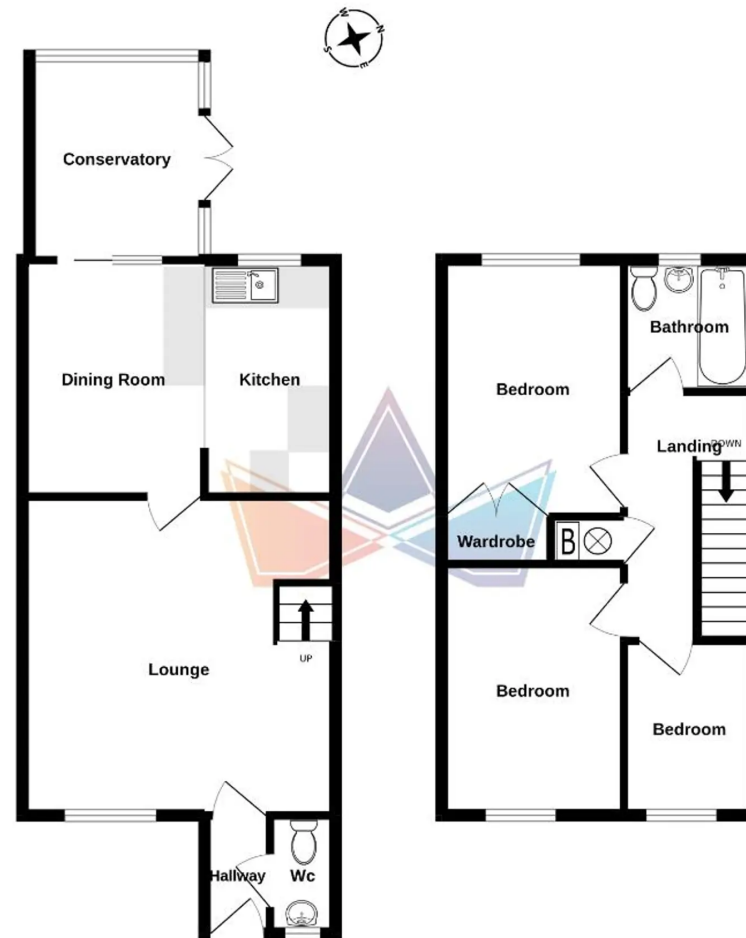
### Bedroom

Dimensions: 3.66m x 2.51m (12'0 x 8'3).



GROUND FLOOR  
46.1 sq.m. (496 sq.ft.) approx.

1ST FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 81.7 sq.m. (879 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miles & Barr

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