



45 Molineux Road, Minster

Offers Over £300,000



45 Molineux Road

Minster, Ramsgate

No forward chain - Cul-de-sac location - Popular village location

This is a perfect family home that could benefit from some modernisation the property has living accommodation comprising of lounge, kitchen/diner, utility area and a storage area on the ground floor and on the first floor there are three bedrooms, and bathroom.

The property also has many other benefits including a great size rear garden that is on a corner plot with a garden shed, green house and an attractive garden pond, to the front of the property there is off street parking for two cars. The property is perfectly situated in a quite cul de sac within walking distance to the Minster Primary School, Village High Street and Railway station. To arrange an appointment to view call the Ramsgate office of Miles and Barr now.

- No Forward Chain
- Three Bedrooms
- In Need of Some Modernisation
- Off Street Parking for Two Cars
- Garden Shed and Green House



**Entrance Porch**

6' 8" x 4' 6" (2.03m x 1.37m)

Wc

7' 2" x 2' 7" (2.18m x 0.79m)

Lounge

13' 9" x 11' 11" (4.19m x 3.63m)

Utility Room

7' 4" x 5' 7" (2.24m x 1.7m)

Storage Room

7' 1" x 6' 12" (2.16m x 2.13m)

Kitchen/Diner

18' 2" x 8' 11" (5.54m x 2.72m)

First Floor**Bedroom One**

11' 10" x 8' 8" (3.61m x 2.64m)

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

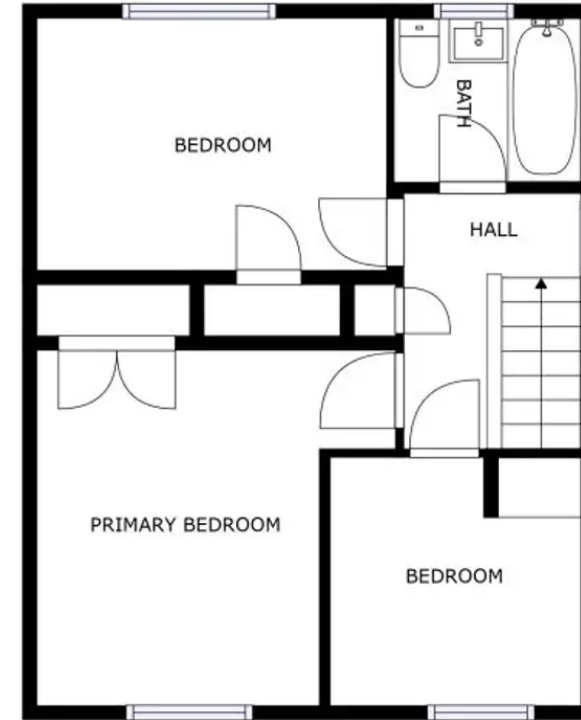
Bedroom Three

8' 7" x 8' 2" (2.62m x 2.49m)

Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)





GROSS INTERNAL AREA
 FLOOR 1: 573 sq. ft, FLOOR 2: 421 sq. ft
 TOTAL: 994 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure