



20 Durlock, Minster, Ramsgate, CT12 4HE

£325,000

- Extended period property
- Master bedroom with a walk in wardrobe/office
- Bathroom with vaulted ceiling
- Low maintenance gardens
- Stylish cream gloss kitchen
- Off street parking

A fantastic opportunity to purchase a three-bedroom extended end of terrace character cottage tucked away in a quiet location in Minster close to the grounds of the Abbey and only 500 yards from the train station. Presented to a high standard there is so much to admire both inside and out. The well-arranged and spacious accommodation boasts an entrance hall, 20ft x 15ft lounge/diner leading into the stylish fitted kitchen with integrated appliances. Upstairs there are three generous bedrooms, the main bedroom benefits from a useful walk-in wardrobe/office and there is a modern family bathroom. Further features include gas central heating, log burner, double glazing, low maintenance gardens to the front rear and off-street parking for one car. This is a real gem and must be viewed to appreciate the accommodation on offer.



Property Description

HALL

Double glazed door, stairs to the first floor, laminate wood effect flooring.

LOUNGE/DINER

20' x 15' 8" (6.1m x 4.78m) Double glazed dual aspect windows, feature brick feature fireplace with a log burning stove, 3 x radiators, cupboard under the stairs providing storage, cupboard housing the consumer unit and electric meter, laminate wood effect flooring.

Measurements to the maximum. Please note 15'8" narrows to 10'.7"

KITCHEN

8' 5" x 7' 9" (2.57m x 2.36m) Modern cream gloss fitted base and eye level units, wood effect worksurfaces incorporating a ceramic sink with mixer tap, tiled splashback, double glazed window, double glazed door, integrated appliances to include a dishwasher, fridge/freezer and washing machine. Built in double oven/grill, electric hob, stainless steel extractor, wood effect laminate flooring, radiator.

Measurements excluding the fitted kitchen units.

LANDING

Radiator, carpet flooring, loft access - we understand the loft is boarded, insulated and has a ladder.

BEDROOM ONE

9' 8" x 10' 8" (2.95m x 3.25m) Double glazed window, radiator, carpet flooring.

DRESSING ROOM/OFFICE

4' 8" x 7' 7" (1.42m x 2.31m) Double glazed window, hanging rails for clothing, carpet flooring,

BEDROOM TWO

10' 0" x 6' 10" (3.05m x 2.08m) Double glazed window, radiator, carpet flooring.





BEDROOM THREE

8' 2" x 8' 6" (2.49m x 2.59m) Double glazed window, radiator, carpet flooring.

BATHROOM

Modern suite comprising a tiled bath with mixer tap and separate shower attachment, low level W.C., pedestal hand basin, vaulted ceiling with a double glazed Velux window, built in storage cupboard, tiled walls and flooring, radiator.

FRONT GARDEN

Off street parking for one car, Brick boundary walls, block paved driveway, steps leading up to the main entrance with a timber gate and fencing. Timber shed, artificial lawn, block paved patio area, gravelled borders, electric vehicle charging point, outside tap.

REAR GARDEN

Low maintenance terrace paved garden, timber summerhouse.

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 maybe subject to a small margin of error.

AGENTS NOTES

Freehold

Council Tax Band - C

EPC Band - D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

rightmove

Zoopla

UK ALA DPS

The Property Ombudsman

152 Northdown Road, Ciftonville,
Margate, Kent, CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas
jackson
ESTATE AGENTS

