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## Property brochure



THE PADDOCKS  
COLLARDS CLOSE  
MONKTON  
RAMSGATE  
KENT  
CT12 4JZ

Price: £365,000

2 Bedrooms

2 Receptions


2 Bathrooms

Off Street Parking


EPC D

Tenure FREEHOLD  
Council Tax C



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### The Property

Large semi-detached bungalow in Monkton village! This extremely spacious bungalow is in a delightful position in a quiet cul-de-sac in Monkton village to the west of Ramsgate. The bungalow has a parking space to the front, and plenty of living and bedroom space inside. There was formerly a garage but this has been converted to two rooms, a study area to the front and a utility area to the rear. There is a large lounge/diner with conservatory overlooking the pretty walled and lawned rear garden with mature borders. There is a modern kitchen facing the front of the bungalow, and also a shower room which was fitted in 2023. The bungalow also benefits from a separate WC off the hallway. There are two very large bedrooms, one facing the front of the bungalow and one to the rear. The broadband connection to the property is to be confirmed. The property is being sold chain free so call to arrange your viewing!

### Location

Collards Close is a quiet cul-de-sac in the village of Monkton near Ramsgate. Access to the Thanet towns as well as the A299 dual carriageway is very easy from here and there are a number of shops, pubs and amenities in the nearby village of Minster.

### Accommodation

#### GROUND FLOOR:

Hallway	
Office	9'2" (2.79m) x 9'0" (2.74m)
Utility room:	9'5" (2.87m) x 9'1" (2.77m)
Lounge / diner:	19'8" (5.99m) x 16'3" (4.95m)
Conservatory	
Kitchen:	10'0" (3.05m) x 10'1" (3.07m)
Shower room	
Bedroom:	17'8" (5.38m) x 16'2" (4.93m)
Bedroom:	13'2" (4.01m) x 12'0" (3.66m)
OUTSIDE:	
Parking space to front	
Small front garden	
Walled rear garden	



Although there is Broadband to the property the vendor has been unable to confirm how it's delivered.



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### Key Features

- 2 bedroom semi detached bungalow
- Ample living and bedroom space
- New shower room in 2023
- 2 large double bedrooms
- Pretty walled rear garden
- No onward chain

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023047/20240404/KWDP



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