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Property brochure



TOTHILL STREET
MINSTER
RAMSGATE
KENT
CT12 4AP

Price: £395,000

2 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax C



ramsgate@oakwoodhomes.biz



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The Property

Beautiful 2 bedroom house in Minster village! Move straight in and arrange your furniture! This lovely house situated at Tothill Street is within walking distance of the village with its array of shops, pubs, the church and the station. The house has a light and airy lounge to the front with a dual fuel log burner, and the dining room is to the rear with patio doors leading to the garden. The kitchen has plenty of storage space and a range oven with large extractor over. There is a utility/laundry room on the lower ground floor where there is a sink and plumbing for a washing machine. On the first floor there is a luxurious feeling bathroom with freestanding bath and double shower, and there are two double bedrooms. To future proof your next home plans for a loft conversion to provide an additional 2 bedrooms and bathroom are currently with TDC for permission as prior permission lapsed over time. There is side access to the rear garden which is approx 100' (30.48m) and is an absolute delight with a patio area, decked area and lawned area leading to the summerhouse which would be an ideal work from home space or even to be used as an AirBNB as it has its own shower room. To the rear of the garden there is an additional 'secret garden' the owner uses to house a hot tub in the summer months. Parking is on road without any restrictions or permits required and the house has a high speed broadband connection. Call to arrange your viewing!

Location

This house is situated on Tothill Street, within walking distance of Minster village where you will find village pubs and restaurants, a library, primary school, convenience shops, the village church & Minster station, which has a high speed link to London.

Accommodation

GROUND FLOOR:

Hallway
Lounge: 15'2" (4.62m) x 11'5" (3.48m)
Dining room: 15'9" (4.80m) x 8'5" (2.57m)
Kitchen: 19'8" (5.99m) x 8'1" (2.46m)

LOWER GROUND FLOOR:

Utility room: 11'4" (3.45m) x 8'5" (2.57m)

FIRST FLOOR:

Bedroom 1: 14'3" (4.34m) x 11'4" (3.45m)
Bedroom 2: 11'4" (3.45m) x 10'0" (3.05m)
Bathroom: 16'0" (4.88m) x 8'2" (2.49m)

OUTSIDE:

Rear garden with side access

Summer house

Log store

On street parking is available in the road



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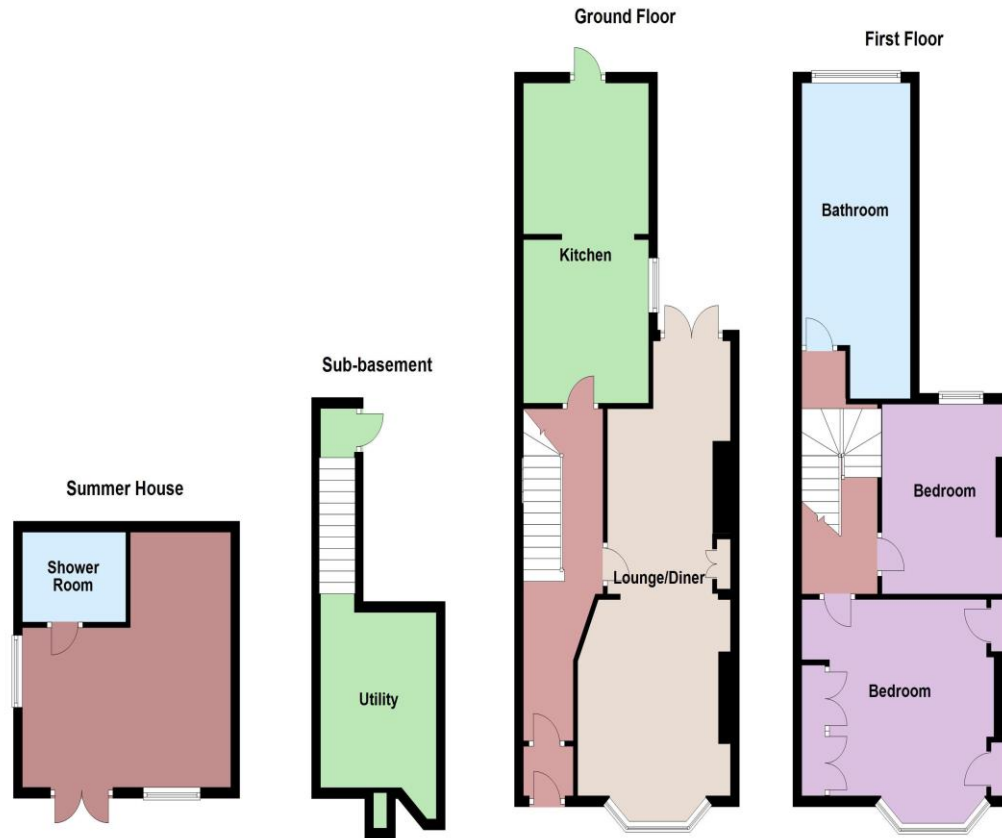
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Key Features

- Immaculate 2 bedroom semi detached house
- Minster village location
- Large kitchen
- Laundry/utility to lower ground floor
- Large garden with Summerhouse
- Dual fuel log burner in lounge
- Gas central heating & combi boiler

Need a mortgage..?

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023287/20240507/KWDP



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