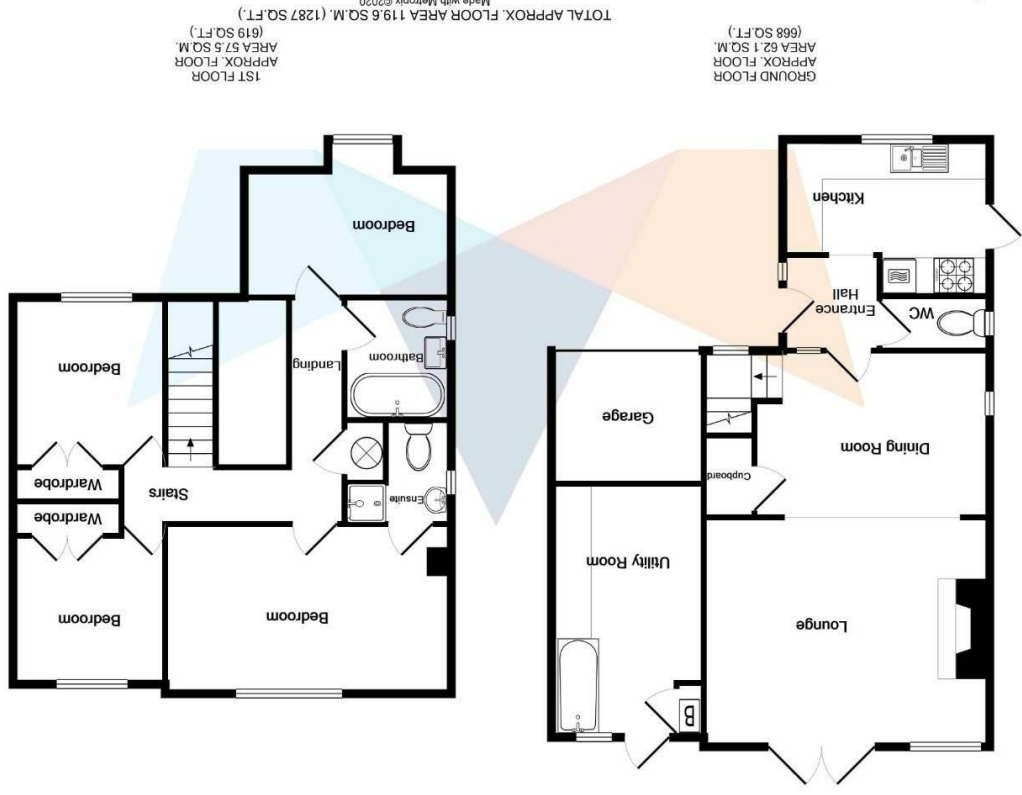


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (45-54)
Less energy efficient - higher running costs	E (35-44)
Less energy efficient - higher running costs	F (21-34)
Very less energy efficient - higher running costs	G (1-20)
Current	66
Possible	83

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 t: 01843 570500 e: ramsgate@milesandbarr.co.uk  
**miles & barr**  
 YOUR PROPERTY AGENT



**149 MONKTON STREET**  
**MONKTON**



**149 MONKTON STREET**  
**MONKTON**

**£375,000**

- Spacious Semi-Detached Family Home
- 23ft Lounge Diner
- Kitchen
- Four Bedrooms including Master with En Suite
- Family Bathroom Upstairs and Downstairs WC
- Enclosed Rear Garden
- Converted Garage/Offering Additional Room
- Off Street Parking
- Popular Village Location
- Easy Access to Thanet Way

## LOCATION

To the west of Ramsgate there are some villages which benefit swift access to exit road routes from Thanet, making them ideal for those who commute further afield towards Canterbury, Ashford and beyond. Village life may suit those who want to live somewhere that has a greater sense of community, the first location when leaving Ramsgate is Cliffsend which sits on the edge of Pegwell Bay, it has a nature reserve and replica Viking Ship, it also is a short drive to the town or to Westwood Cross.

The village of Manston lies north of Cliffsend and historically had close links with the R.A.F as it was formally a military airport, now the planes have gone and all that remains is a Spitfire Museum and café alongside riding stables, caravan parks, country tracks and farmland. The small village is very well placed for road links to exit Thanet as well as a swift route to Birchington. Further to the west of Ramsgate are the villages of Minster and Monkton, popular due to their schools and community spirit. Being on the way to Canterbury these historic villages suit many as a location to drive from or alternatively a train can be caught from Minster to Canterbury West using the fast route to London St Pancras. Monkton is a considerably smaller and quieter village close by but regarded a very desirable location. The local area offers great schools, countryside and coastline plus an array of golf courses .

## ABOUT

**\*\*4 BED SEMI-DETACHED FAMILY HOME IN VILLAGE LOCATION!!\*\***

Miles and Barr are delighted to bring to the market this immaculate home located in highly sought after village of Monkton within easy reach of the local primary school and less than a minute drive to the Thanet Way giving easy access to London and Canterbury.

On the ground floor, off the entrance hall, there is a near 23ft lounge/diner to the rear, kitchen and downstairs WC. On the first floor off of the landing you will find three good size bedrooms, and a master bedroom measuring nearly 16ft, with an en suite and a family bathroom.

Externally this home offers a low maintenance rear garden mainly laid to lawn, perfect for entertaining with a loose slate patio area. The back part of the garage has also been converted into a room with power, water and lighting. This could make a lovely home office or play room for the children. To the front there is off street parking for at least two cars.

In our opinion this is a property that must be viewed to be fully appreciated with viewings available via Sole Agents Miles and Barr on 01843 570500 - Open 7 Days a Week

## DESCRIPTION

Entrance

Entrance Porch

W/C

Kitchen 10'02 x 8'67 (3.10m x 2.44m)

Lounge/ Diner 22'57 x 15'88 (6.71m x 4.57m)

First Floor

Bedroom 9'41 x 9'13 (2.74m x 2.74m)

Bedroom 9'16 x 8'96 (2.74m x 2.44m)

Bedroom 15'93 x 9'38 (4.57m x 2.74m)

En-suite 6'5 x 5'75 (1.96m x 1.52m)

Bedroom 12'13 x 8'56 (3.66m x 2.44m)

Bathroom 6'42 x 6'09 (1.83m x 2.06m)

Rear Garden

