



Terence Painter

ESTATE AGENTS

- Four Bedroom Cottage
- Spacious & Versatile Accommodation Arranged Over Three Floors
- Lounge & Separate Dining Room
- Refurbished Throughout
- Minster Village Location
- Two Bathrooms
- Double Glazing & Gas Central Heating
- Principle Bedroom with Dressing Room
- No Forward Chain
- Newly Fitted Kitchen with Bi-Folding Doors To The Garden
- Short distance from motorway links, ideal for commuting

84 Tothill Street, Minster, Ramsgate, Kent. CT124AJ.

Freehold £295,000

TURN THE KEY AND MOVE STRAIGHT INTO THIS REFURBISHED FOUR BEDROOM HOUSE LOCATED IN THE PICTURESQUE VILLAGE OF MINSTER.

This is an exciting opportunity to acquire this recently refurbished four bedroom house which is ideally situated for family life in the highly desirable village of Minster within close proximity of the local schools, shops, pubs, restaurants, parks, transport links and amenities.

Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. Ramsgate town with its Royal Harbour, picturesque marina, good selection of restaurants, bars and shops is approximately 6 miles away.

The versatile accommodation of this home is arranged over three floors with a lounge, dining room, modern kitchen with bi-folding doors to the garden and a shower room/w.c.

On the first floor level there is a stylish family bathroom and three bedrooms and the double aspect principle bedroom is located on the second floor and boasts a large dressing room which may also be suitable for a snug, home office or cot room.

Externally this home features a lawned rear garden and to the front of the property is a informal shingled area which may be suitable for off street parking.

This really is a lovely home so call Terence Painter Estate Agents now on 01843 866866 to arrange your viewing.

Ground Floor

Entrance

Access to the property is via a part glazed composite front door.

Lounge

3.86m x 3.21m (12' 8" x 10' 6") There is a double glazed window to the front of the property, feature cast iron fireplace, radiator and an open doorway to the dining room.

Dining Room

3.39m x 2.80m (11' 1" x 9' 2") There is a double glazed window to the front of the property, feature fireplace, radiator and an open doorway to the kitchen.

Kitchen

3.89m x 3.21m (12' 9" x 10' 6") This bright and airy room features bi-folding door to the rear of the property which open up to the garden. The kitchen comprises a range of modern wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine, tumble dryer and fridge/freezer, stainless steel sink unit inset to roll top worksurfaces, radiator, carpeted stairs to the first floor and an open door way to the lobby.

Lobby

1.18m x 1.14m (3' 10" x 3' 9") This small area features a double glazed window to the rear of the property, wall mounted combination boiler, down light and door to the shower room/w.c.

Shower Room/W.C

2.02m x 1.15m (6' 8" x 3' 9") This well appointed room features a large fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c, wash hand basin with chrome mixer tap and fitted mirror over, extractor, down lights, part panelled walls and tiled flooring.

First Floor

Landing

There is a double glazed window to the side of the property carpeted flooring and further carpeted stairs to the second floor.

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Bedroom Two

3.38m x 2.80m (11' 1" x 9' 2") There is a double glazed window to the front of the property, feature fireplace, radiator and carpet flooring.

Bedroom Three

3.23m x 2.89m (10' 7" x 9' 6") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Four/Office

3.98m x 1.68m (13' 1" x 5' 6") There is a double glazed window to the rear, radiator and carpet flooring.

Bathroom

2.37m x 1.37m (7' 9" x 4' 6") This attractive bathroom features a panelled bath with chrome mixer taps, pedestal wash hand basin with fitted mirror over, low level w.c, down lights and tiled flooring.

Second Floor

Landing

This is a small carpeted landing with a door to the principle bedroom.

Principle Bedoom

3.44m x 3.01m (11' 3" x 9' 11") This is a double aspect room with double glazed windows to the front and rear. There is a radiator, carpet flooring and steps up to the dressing room/snug.

Dressing Room/Snug

3.31m x 2.52m (10' 10" x 8' 3") This fantastic feature of the property would make a wonderful dressing room, snug, cot room or office and features a Velux window to the rear of the property, radiator and carpet flooring.

Exterior

Rear Garden

There is a shingled area immediately to the property which steps up to a lawned garden. There is a tap and side access gate.

Parking

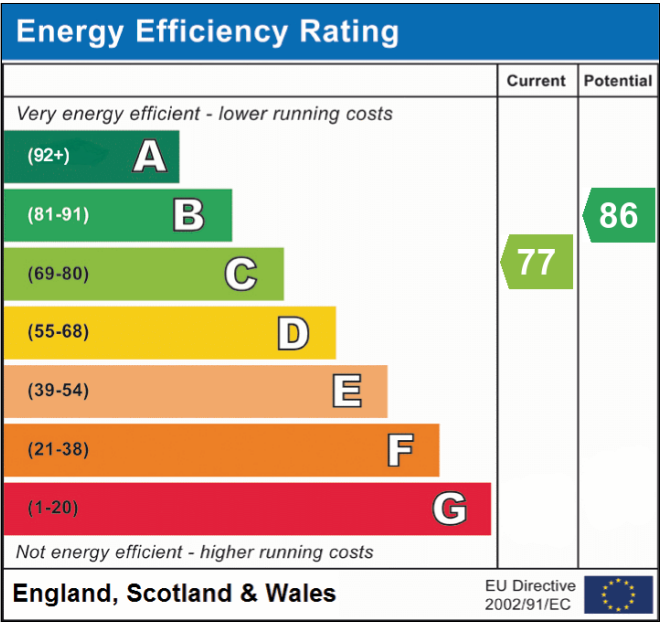
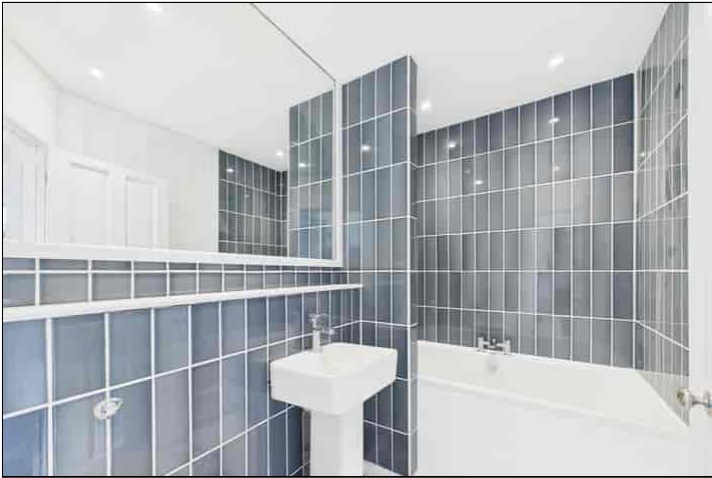
There is an informal shingled parking area to the front of the property and unrestricted parking on the road immediately to the property.

Council Tax Band - C



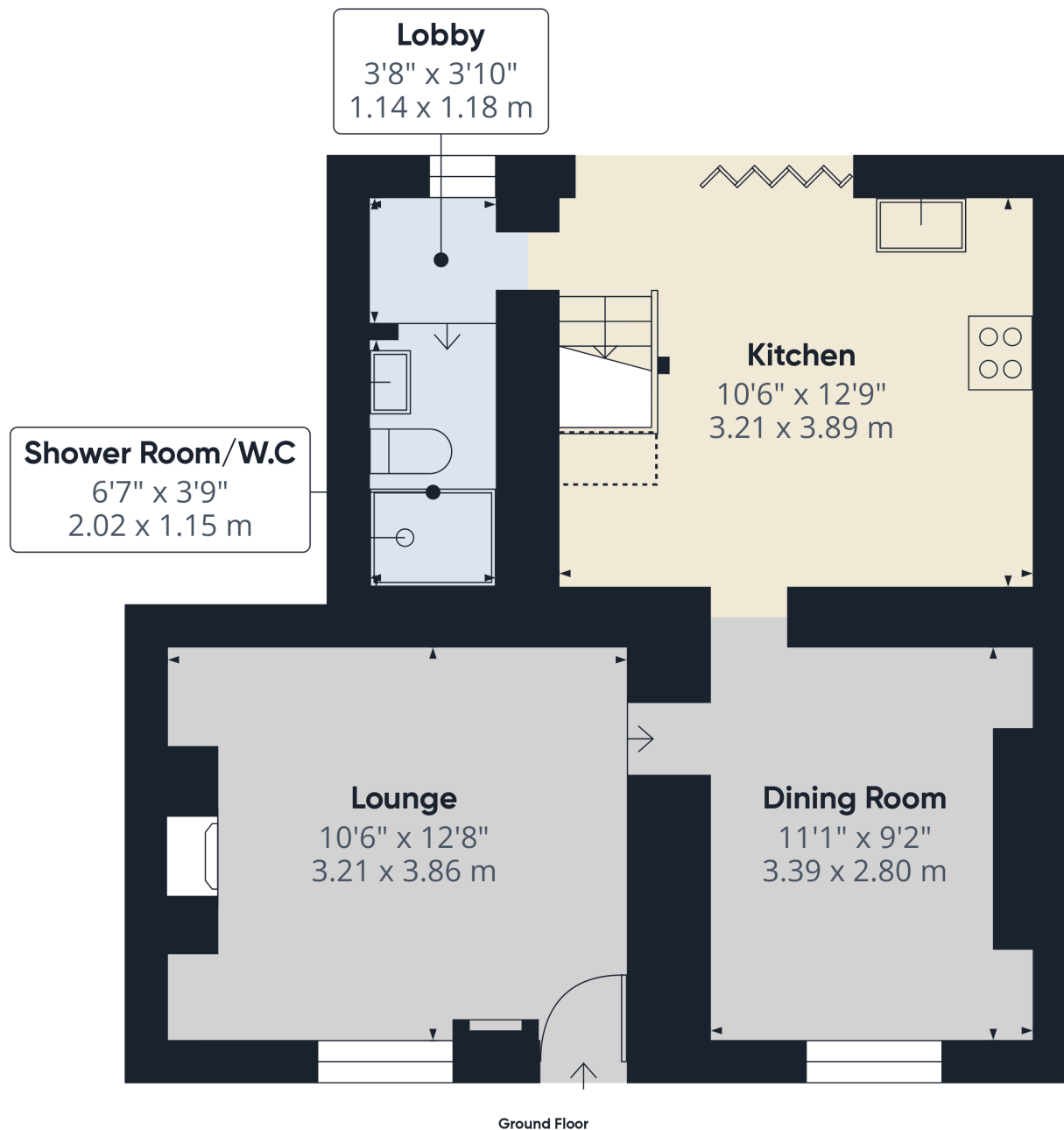
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



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Approximate total area⁽¹⁾

409.26 ft²

38.02 m²

Reduced headroom

3.59 ft²

0.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

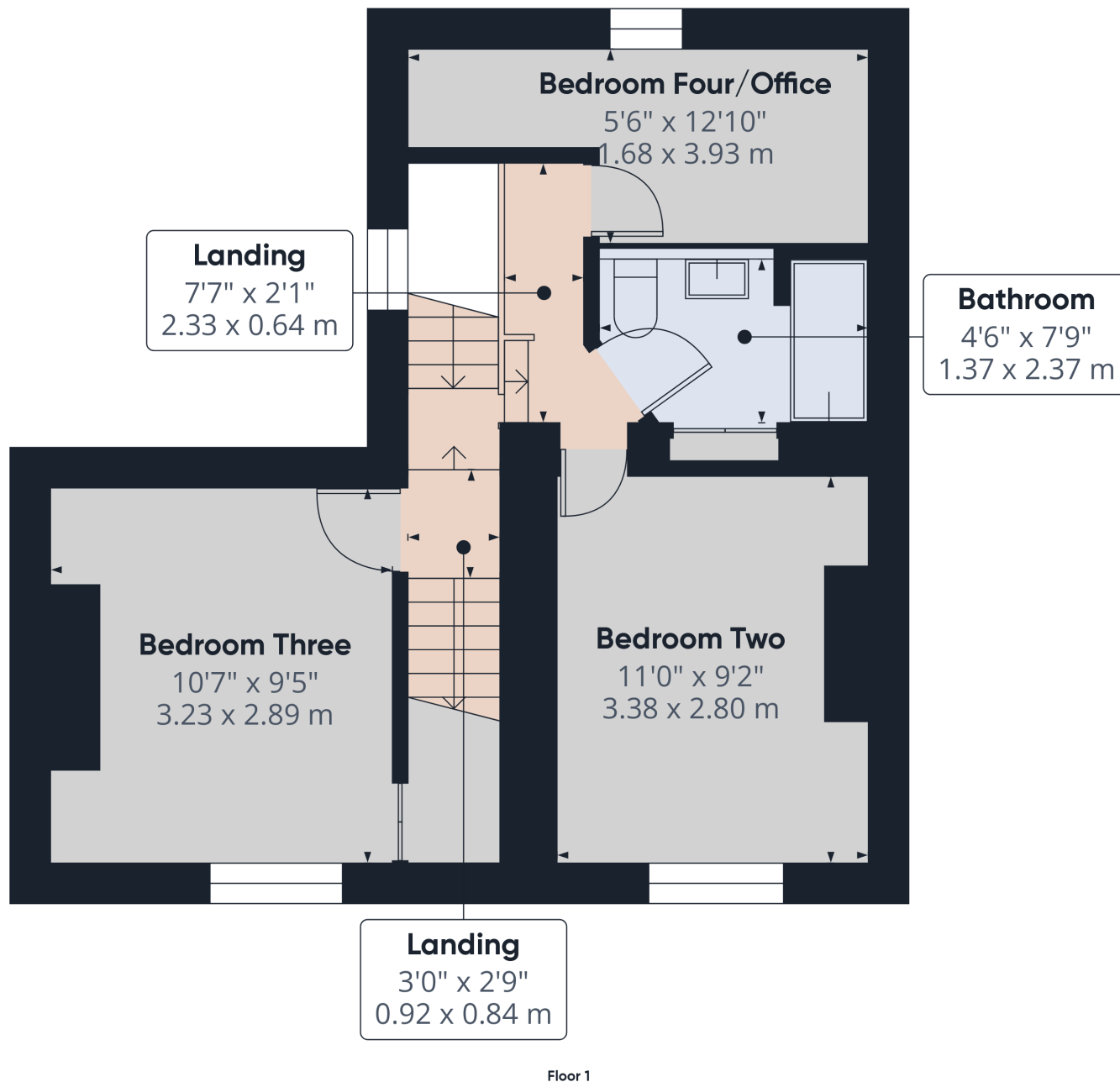
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

348.85 ft²

32.41 m²

(1) Excluding balconies and terraces

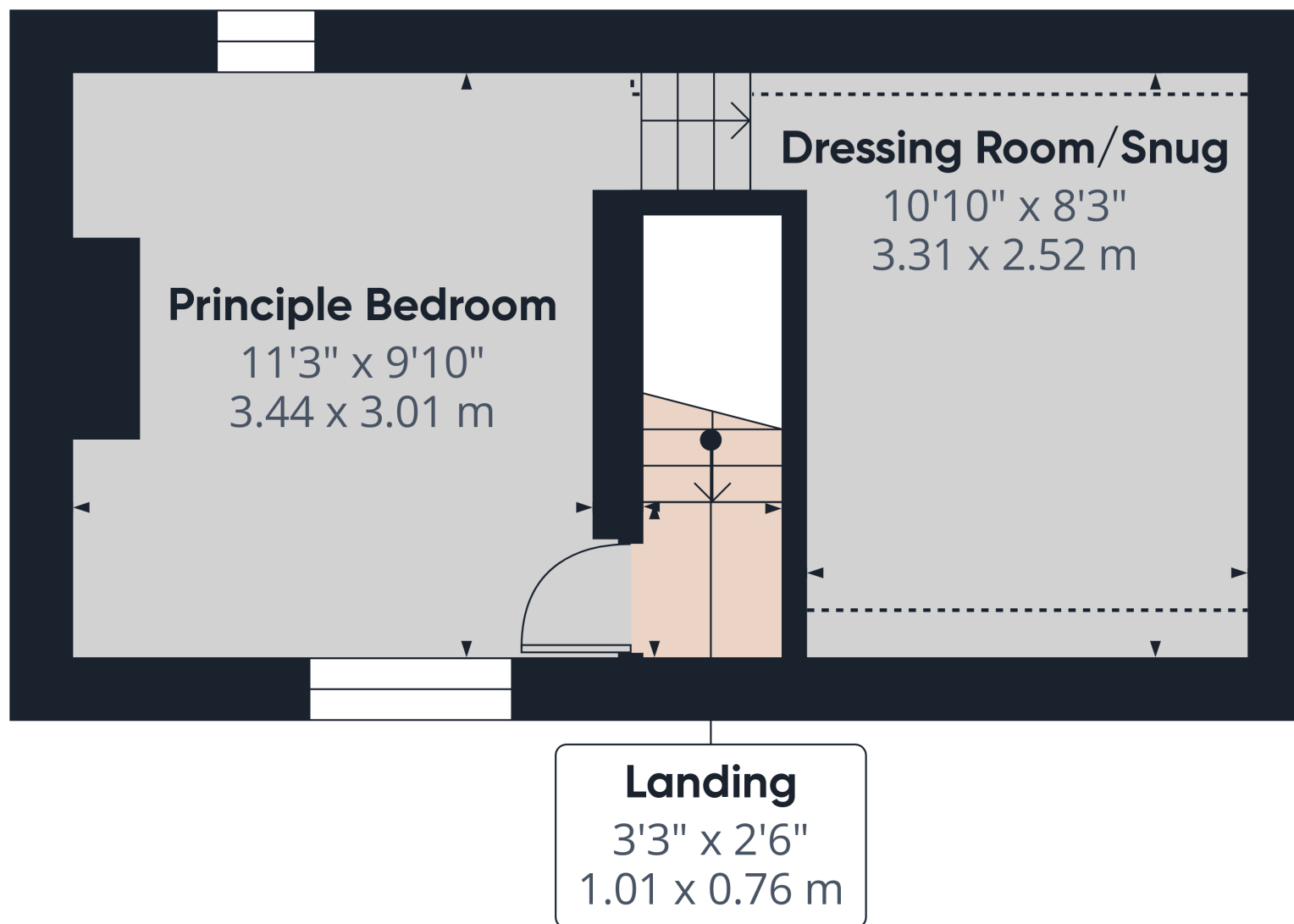
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Floor 2

Approximate total area⁽¹⁾

217.11 ft²

20.17 m²

Reduced headroom

16.76 ft²

1.56 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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