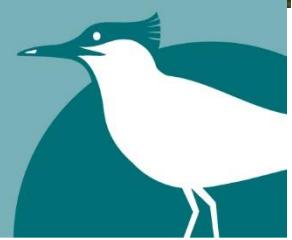




5, Abbey Grove
Minster, Ramsgate, CT12 4HB
OIEO £275,000

colebrooksturrock.com





5 Abbey Grove, Minster, Ramsgate

Located in a cul-de-sac in the quiet part of the village, a two bedroom bungalow with off-road parking and good size garden

Situation

The property is set in a cul-de-sac in the very quiet part of the village centre close to Minster Abbey's lovely gardens and the village Church. Minster itself offers a wide range of local facilities including a range of shops, restaurants and public houses. There is also a doctors surgery, veterinary surgery and dentists together with a main line railway station with services to London and the Kent coast. The neighbouring Thanet towns of Broadstairs and Ramsgate are accessible to the east offering a number of sandy beaches for which this stretch of coastline is renowned. The upgraded Thanet Way provides improved road links to the M2 motorway. The cathedral city of Canterbury is accessible to the west and the new Westwood Cross shopping centre is situated on the Ramsgate/Broadstairs borders.

The Property

A two bedroom 1950's semi-detached bungalow being offered in need of some refurbishment but ready to be occupied by the purchaser if needs be with a working kitchen and bathroom suite. There is a sitting room and kitchen as well as hallway bathroom and two bedrooms. The bedrooms are at the back of the property with access out into the garden. A single garage sits at the end of the driveway and there is parking on the driveway with potential for more on the front garden if required. UPVC double glazed windows and a modern gas fired central heating system with boiler and radiators.

Outside

To the front is a small enclosed attractive lawned garden bordered by flowering bushes and shrubs

and with a driveway with wrought iron gates providing off-road parking and access to the single garage to the rear of the bungalow. To the rear is a further lawned garden approx 31' wide x 34' long with borders to the right hand side and rear end. A patio area sits behind the bungalow with paths leading down to the garden. To one side sits a detached concrete prefabricated sectional garage 22'5" long x 8'10" wide with up-and-over-door, windows to the garden side and personal door into the garden. A door leads from bedroom 1 into the garden and a gate leads out to the driveway to the side.

Services

All main services are understood to be connected to the property.

Local Authority

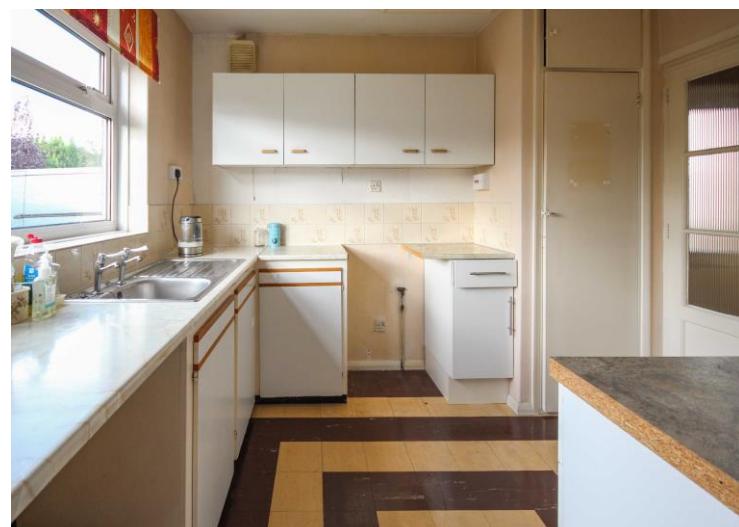
Thanet District Council, PO Box 9, Margate, Kent, CT9 1XZ.

Current Council Tax Band: C

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

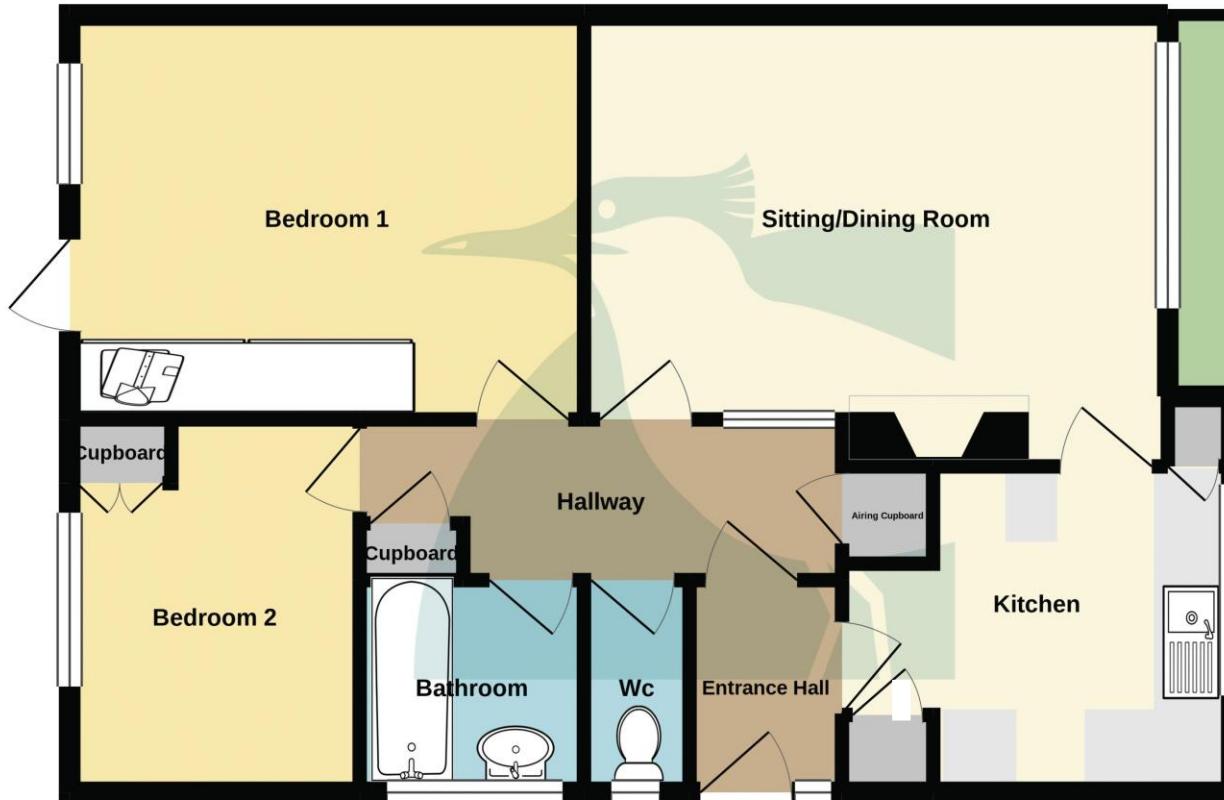


To view this property call Colebrook Sturrock on **01304 612197**



Ground floor

644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hallway
6' 0" x 3' 11" (1.83m x 1.19m)

Inner Hallway
13' 2" x 4' 2" (4.01m x 1.27m)

Sitting Room
15' 11" x 12' 3" (4.85m x 3.73m)

Kitchen
10' 3" x 8' 11" (3.12m x 2.72m)

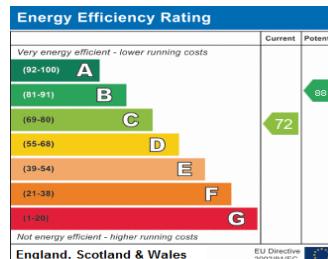
Bedroom 1
14' 0" x 11' 0" (4.26m x 3.35m)

Bedroom 2
7' 11" x 10' 2" (2.41m x 3.10m)

Bathroom
5' 6" x 5' 5" (1.68m x 1.65m)

WC
5' 6" x 2' 8" (1.68m x 0.81m)

Garage
22' 5" x 8' 10" (6.83m x 2.69m)



Address:
5 Abbey Grove, Minster

19 Market Street, Sandwich, Kent CT13 9DA

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colebrooksturrock.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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