



GUILDCREST ESTATES



3 Greenhill Close, Minster, Ramsgate CT12 4ER



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Greenhill Close, Minster,
Ramsgate CT12 4ER

Guide price £240,000

****Guide Price £240,000-£260,000****

Located in the tranquil cul-de-sac of Greenhill Close, Minster, Ramsgate, this charming two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious reception room, ideal for relaxation and entertaining, alongside two well-proportioned bedrooms that offer comfortable living spaces.

The bungalow is in need of modernization, allowing you to put your personal touch on the interiors and truly make it your own. With no onward chain, the process of moving in can be swift and straightforward. The property is set on a good size plot so would be ideal for extending subject to the relevant planning and also features a garage and a driveway that can accommodate up to three/four vehicles, providing ample parking for residents and guests alike.

The quiet location of this bungalow enhances its appeal, making it a perfect retreat from the hustle and bustle of everyday life. Additionally, there is potential for extension, subject to the relevant planning permissions, allowing you to expand the living space to suit your needs.





This property is an ideal choice for anyone looking to invest in a home with great potential. With its peaceful surroundings and convenient amenities nearby, this bungalow is not to be missed. Embrace the opportunity to transform this space into your perfect sanctuary.



Greenhill Close is not just a place to live, but a community to be a part of. Its popularity speaks volumes about the quality of life it offers. In our opinion it is located within a short stroll to the village of minster with its local shops. and train station. Don't miss the chance to make this house your home and experience the best of village living in Ramsgate.

Council tax band C

Freehold

Mains water, sewer, gas central heating, electricity

Fixed wireless broadband





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Key Features

- 2 bedroom bungalow
- Quiet cul de sac location
- Requiring modernization
- Great size private garden
- Garage and ample off road parking
- Perfect for extending subject to relevant planning
- Popular village location
- NO CHAIN

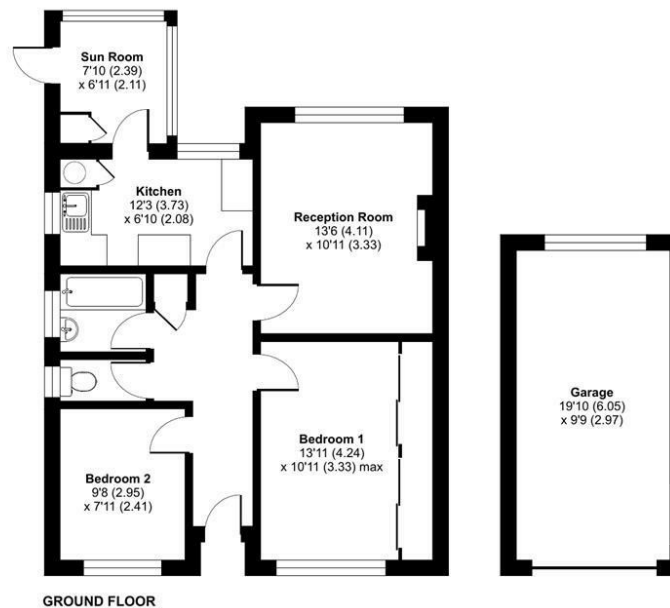
Important Information

Freehold
Bungalow - Semi Detached
690.00 sq ft
Council Tax Band C
EPC Rating D

£240,000

Greenhill Close, Minster, Ramsgate, CT12

Approximate Area = 690 sq ft / 64.1 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 885 sq ft / 82.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1369282



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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