



7 Kingsbury Avenue, Manston, Ramsgate CT12 5NE



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GUILDCREST ESTATES

Kingsbury Avenue, Manston,  
Ramsgate CT12 5NE

**£330,000**

CALLING ALL FIRST TIME BUYERS

This charming semi-detached home, boasts a modern, bright interior.

The bright and spacious entrance hall leads to the separate lounge with double doors to open plan kitchen/diner, and a downstairs cloakroom. Upstairs you will find three bedrooms, an en-suite and family bathroom.

This home has driveway for 2 vehicles , rear garden laid to lawn and patio.

This home comes complete with LVT flooring and luxurious carpet throughout, oak internal doors and a bespoke, fully fitted kitchen with integrated appliances.

The family bathroom and en-suite have modern white sanitary ware, including a free standing bath, separate shower, vanity units, illuminated mirrors and heated towel rails.

This home has driveway for 2 vehicles , the fenced rear garden is laid to lawn and patio.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. So why wait?





Inspired by serene park landscapes, St Stephen's Park features tree-lined avenues, a children's play park, and ample open green spaces for you and your family to enjoy.

Service Charge £261.80 PA  
Council Tax Band - TBA  
Freehold  
Mains Water, sewer, electricity, gas with gas central heating  
Fixed wireless broadband





GUILDCREST ESTATES

## Key Features

- CALLING ALL FIRST TIME BUYERS - LIMITED SPRING OFFER
- OFF STREET PARKING
- MODERN INTERIOR
- INTEGRATED APPLIANCES INCLUDED
- THREE BEDROOM SEMI DETACHED
- FULLY TILED BATHROOMS
- LUXURY LVT FLOORING INCLUDED
- DEEP PILE CARPETS INCLUDED

## Important Information

Freehold

House - Semi-Detached

1178.00 sq ft

Council Tax Band New Build

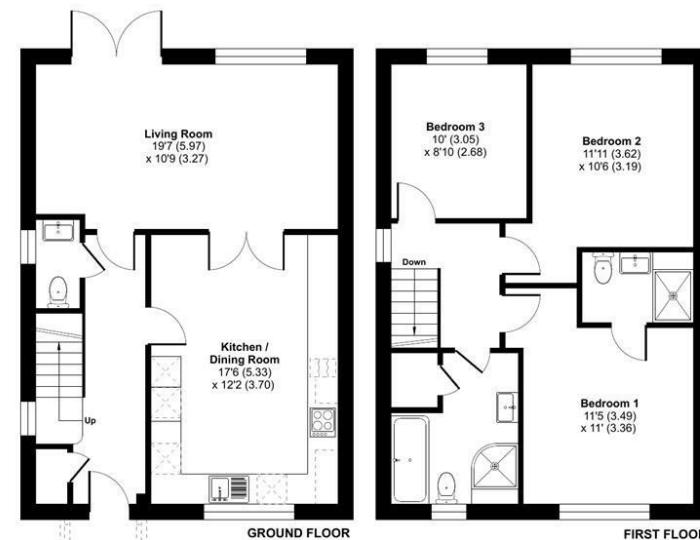
EPC Rating

£330,000

### Kingsbury Avenue, Manston, Ramsgate, CT12

Approximate Area = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



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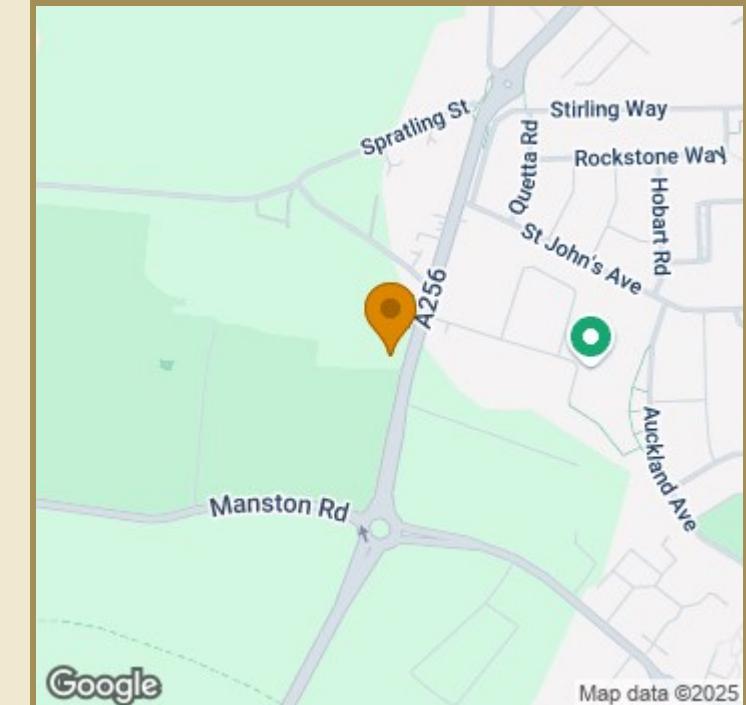
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71



#### 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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