



GUILDCREST ESTATES



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







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## Key Features

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

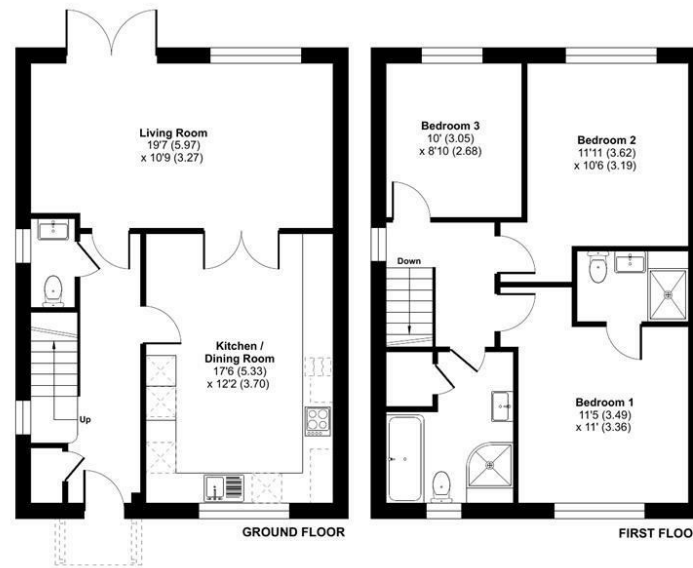
## Important Information

Freehold  
House - Semi-Detached  
1178.00 sq ft  
Council Tax Band New Build  
EPC Rating

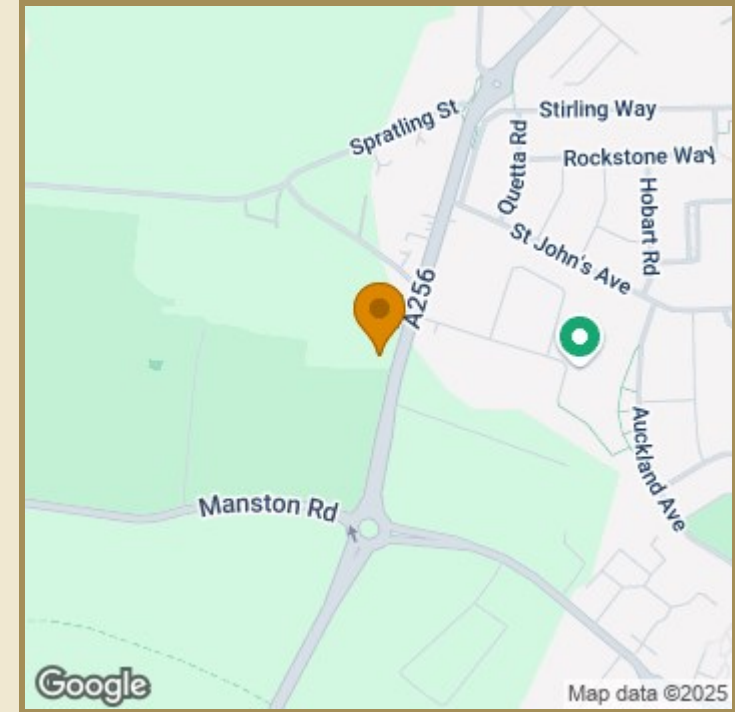
£330,000

### Kingsbury Avenue, Manston, Ramsgate, CT12

Approximate Area = 1118 sq ft / 103.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1227665



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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