



GUILDCREST ESTATES



36 Kingsbury Avenue, Manston, Ramsgate CT12 5NE



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GUILDCREST ESTATES

Kingsbury Avenue, Manston,
Ramsgate CT12 5NE

£330,000

The Brecon

This stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

In the kitchen you will find an exclusively designed kitchen, consisting of integrated appliances, a washer/dryer, dishwasher, and fridge/freezer, creating a simple yet elegant feel to the heart of the home. The kitchen/diner provides a light and airy environment, perfect for family mealtimes or entertaining guests.

Double doors open from the kitchen/diner to the lounge with luxurious carpets and patio doors leading out to the garden.

Upstairs, you will find three good-sized, light bedrooms. The primary bedroom has an en suite and there is a family bathroom. The bathrooms are fully tiled with modern sanitaryware in white, a vanity unit and a heated towel rail for a warm and cozy feel.

The rear garden is laid to turf and patio. The secure back garden space is perfect for summer days, soaking up the sun and relaxing.





There is also a driveway with parking for 2 vehicles.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. We look forward to welcoming you to St Stephens Park.

Council Tax Band - TBA
Freehold
Mains Water, sewer, electricity, gas with gas central heating
Fixed wireless broadband





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Key Features

- THREE BEDROOMS
- OFF STREET PARKING
- MODERN INTERIOR
- INTEGRATED APPLIANCES INCLUDED
- EN SUITE SHOWER ROOM
- FULLY TILED BATHROOM
- LUXURY LVT FLOORING INCLUDED
- DEEP PILE CARPETS INCLUDED

Important Information

Freehold

House - Semi-Detached

0.00 sq ft

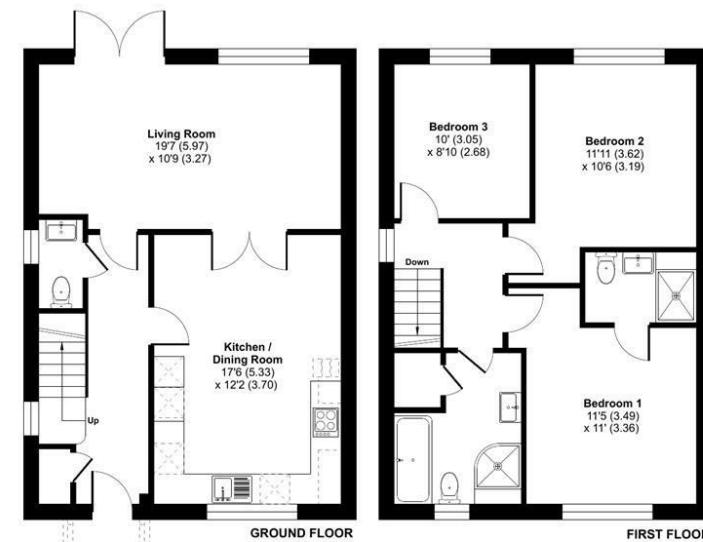
Council Tax Band

EPC Rating

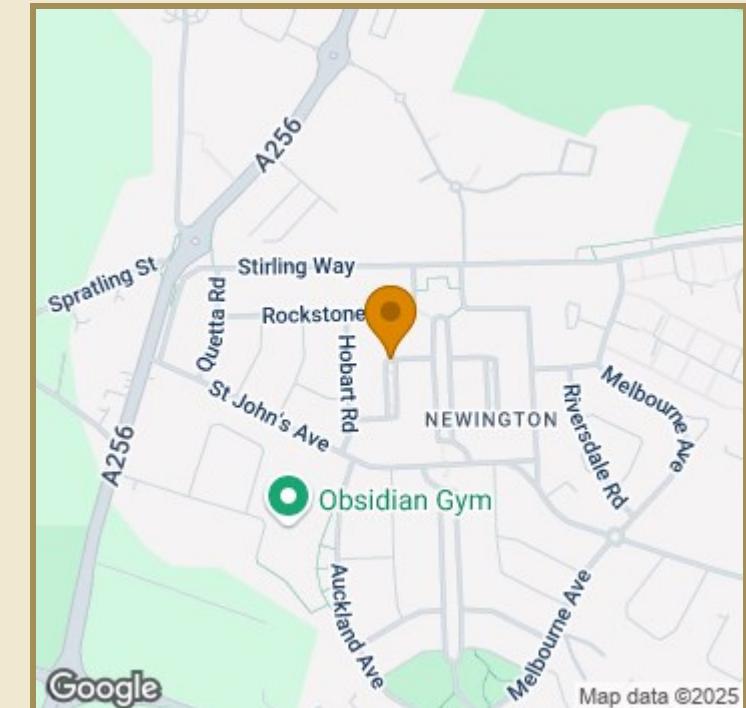
£330,000

Kingsbury Avenue, Manston, Ramsgate, CT12

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



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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 (CO₂) 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		

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