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## Property brochure



HIGH STREET  
MANSTON  
RAMSGATE  
KENT  
CT12 5BG

Price: Offers Over £450,000

3 Bedrooms

1 Reception

1 Bathroom

1 Garage


EPC D

Tenure FREEHOLD  
Council Tax D



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### The Property

Lovely detached family home in a semi rural location! This well presented family home is in a quiet road at Manston village, to the west of Ramsgate. The quiet location makes for an idyllic setting to enjoy living in, as well as being in a great location for easy access into Ramsgate and Westwood Cross shopping and leisure centre, as well as out of Thanet via the A299 dual carriageway. The house has a large double aspect lounge/diner with a recently installed log burner with flue, and the modern fully fitted kitchen to the rear has plenty of storage space as well as a new gas boiler fitted last year. There is a sun room leading to the rear garden which has lovely rural views, and from here you can access the brick built detached garage. Upstairs are three good size bedrooms, a modern family bathroom and separate WC. Call Oakwood homes today to book your viewing!

### Location

Manston Village is a great location for easy access both into and out of Thanet without having to go through the local towns, and is an idyllic semi rural location with the family friendly pub and restaurant within a stone's throw.

### Accommodation

#### GROUND FLOOR:

Hallway

Lounge area: 15'1" (4.60m) x 11'3" (3.43m)

Dining area: 11'2" (3.40m) x 8'0" (2.44m)

Kitchen: 11'5" (3.48m) x 9'8" (2.95m)

Sun room

#### FIRST FLOOR:

Bedroom 1: 11'4" (3.45m) x 8'9" (2.67m)

Bedroom 2: 10'4" (3.15m) x 9'8" (2.95m)

Bedroom 3: 11'5" (3.48m) x 7'9" (2.36m) narrowing to 5'1" (1.55m)

Bathroom:

WC

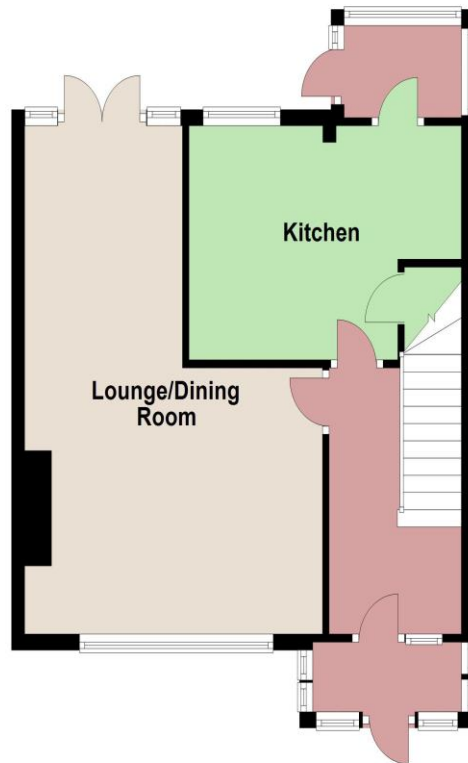
#### OUTSIDE:

Front garden. Fenced rear garden. Driveway. Garage

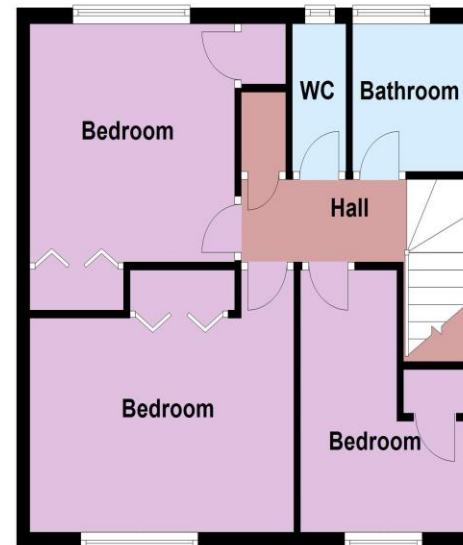


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Ground Floor



First Floor



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### Key Features

- Detached family home
- Manston Village location
- Field views to rear
- Driveway and garage
- Excellent condition throughout

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0021323/20230221/KWDR



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