



GUILDCREST ESTATES



49 St Stephens Park Road, Manston, Ramsgate CT12 5NE





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Manston, Ramsgate CT12 5NE

**Prices from £360,000**

The Ashdown

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

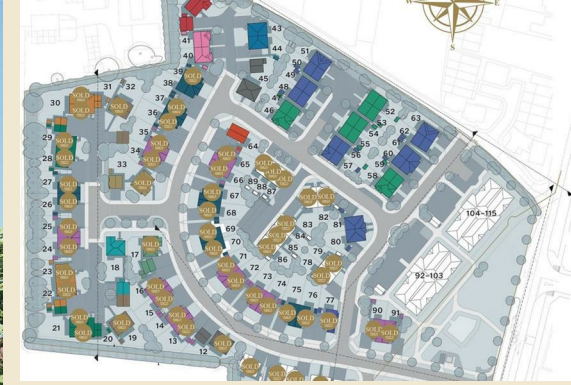
The bright and spacious entrance hall leads to the separate lounge with double doors to open plan kitchen/diner, and a downstairs cloakroom. Upstairs you will find three bedrooms, an en-suite and the family bathroom.

This home has driveway for 2 vehicles , rear garden laid to lawn with an Indian Sandstone patio.

All-inclusive, this new home will be finished and ready for you to move in to, with NO ADDITIONAL COSTS.

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

The fully tiled bathroom and en-suite feature modern white sanitary ware, including a free standing bath, separate showers, beautiful vanity units, illuminated mirrors and heated towel rails.





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 fun-filled children's play park, and ample open green spaces for you and your family to enjoy.

Council Tax Band - TBA

Freehold

Mains Water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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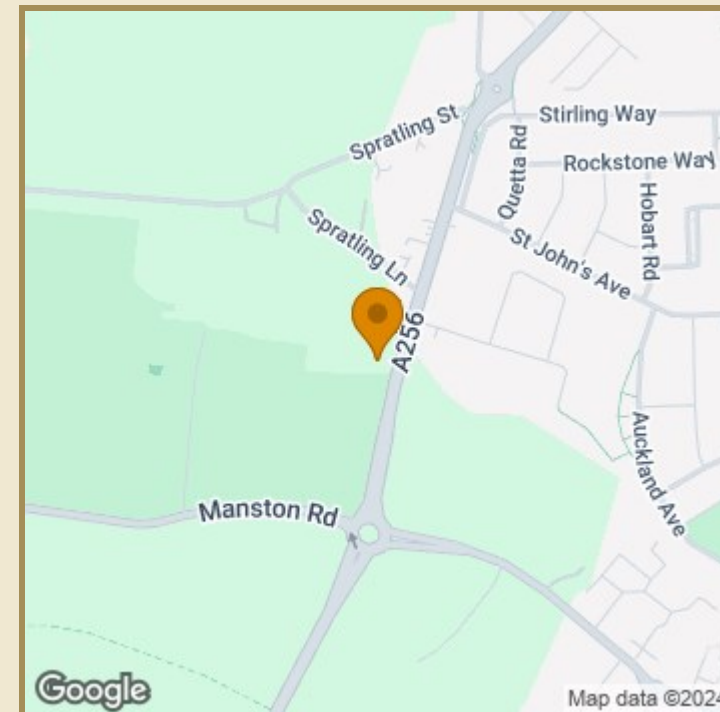
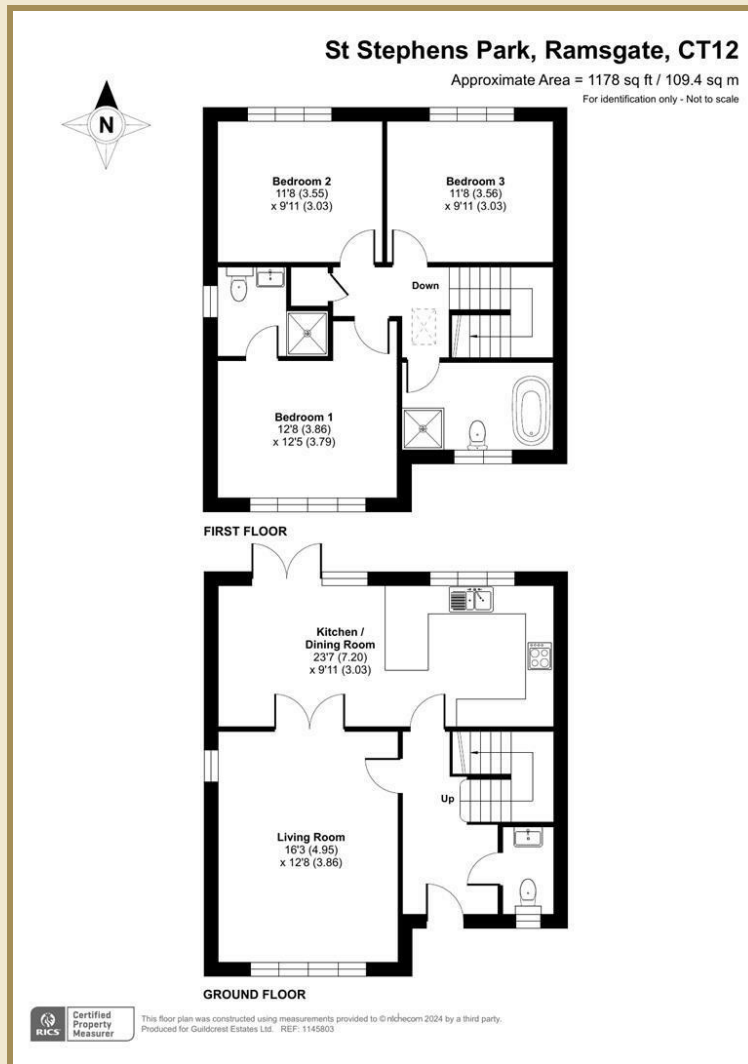
### Key Features

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

### Important Information

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

£360,000



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

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



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