



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/drier, 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.



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SPRING OFFER

DISCOUNTED PRICE
FOR A LIMITED TIME ONLY*





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
- INTERGATED APPLIANCES INCLUDED
- EN SUITE SHOWER ROOM
- FULLY TILED BATHROOM
- LUXURY LVT FLOORING INCLUDED
- DEEP PILE CARPETS INCLUDED

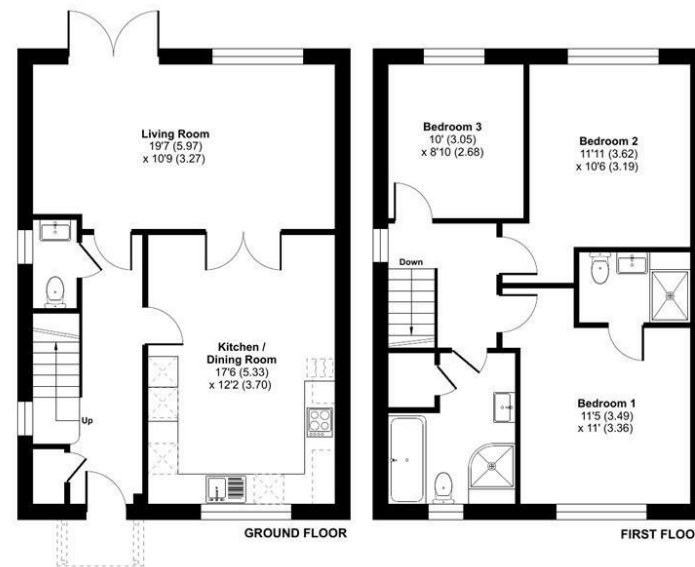
Important Information

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



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 ₂) 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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