



GUILDCREST ESTATES



9 St. Christophers Mews, Ramsgate CT11 7SF



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£450,000

Come and take a look at this charming St. Christophers Mews in Ramsgate, this modern detached house offers a perfect blend of comfort and convenience. With an impressive layout, the property boasts two spacious reception rooms, ideal for entertaining guests or enjoying family time plus a study/utility room. The heart of the home is a contemporary kitchen and breakfast room, designed for both functionality and style, making it a delightful space for culinary enthusiasts.

This residence features four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The three bathrooms ensure that morning routines are a breeze, catering to the needs of a busy household.

One of the standout features of this property is the generous off-road parking, which can accommodate up to four vehicles, along with a garage for additional storage or secure parking. The house is situated in a peaceful cul-de-sac, offering a tranquil environment while still being conveniently close to the town centre and the picturesque sea front.

This home is perfect for those seeking a modern lifestyle in a desirable location, combining the benefits of spacious living with easy access to local amenities and the





beautiful coastal scenery that Ramsgate has to offer. Don't miss the opportunity to make this delightful property your own.

Located in a popular area of Ramsgate, you'll have easy access to award winning blue flag beaches, shops, restaurants, bars, health services and excellent transport services and links.

Council Tax Band E

Freehold

Mains water, sewerage, electricity and gas central heating

Fixed wireless broadband





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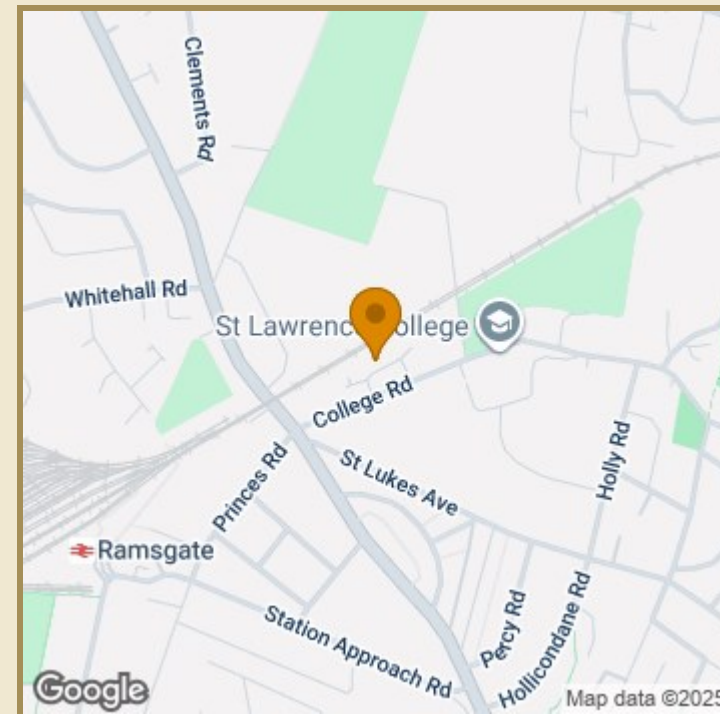
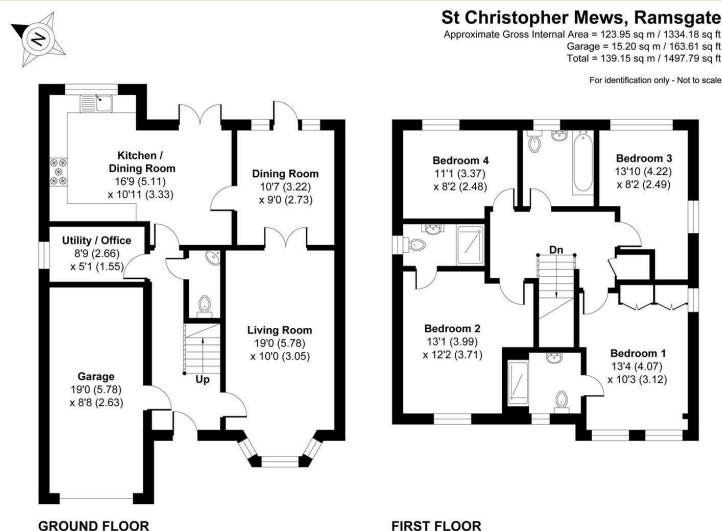
Key Features

- 4 bedrooms
- 2 reception rooms
- Modern kitchen/breakfast room
- 2 en suites plus family bathroom
- cul de sac location
- Lovely low maintenance garden
- Close to town center and sea front
- Council Tax Band E

Important Information

Freehold
House - Detached
1334.00 sq ft
Council Tax Band E
EPC Rating C

£450,000



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		
	77	85
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		
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Not environmentally friendly - higher CO ₂ emissions		
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