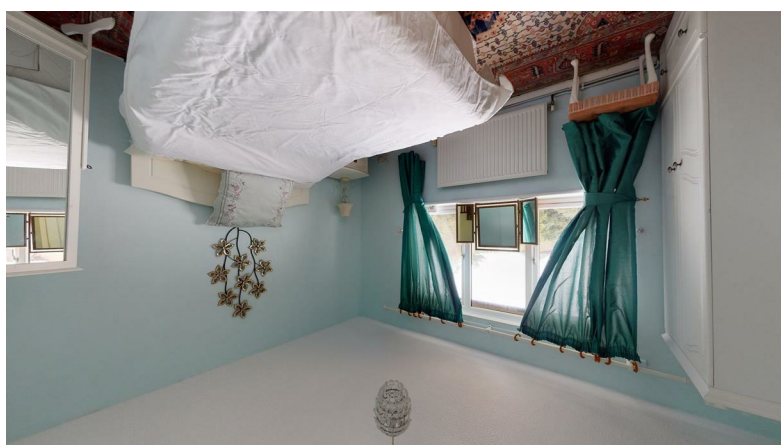
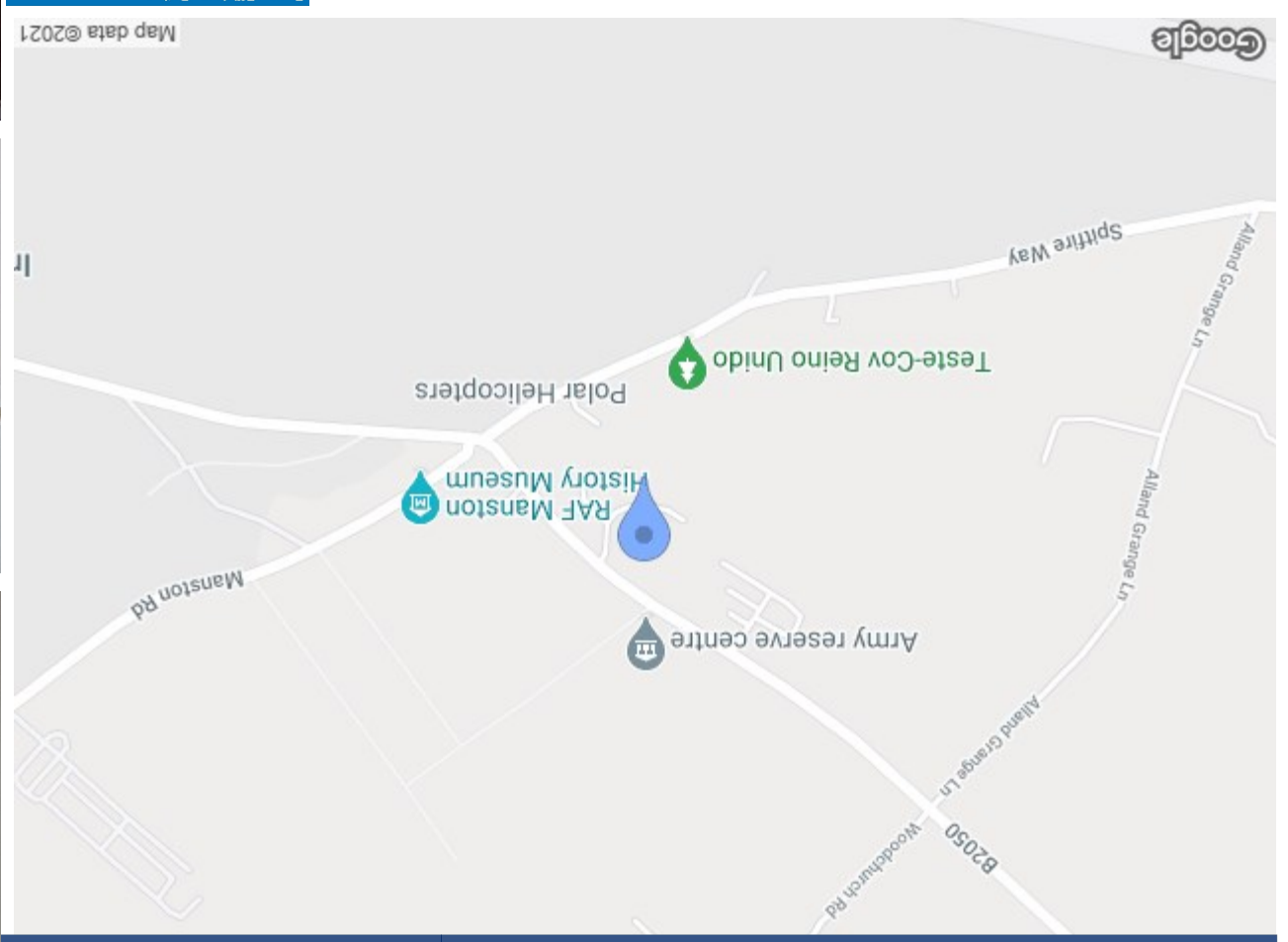


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Average	E (45-55)
Below average	F (31-40)
Very poor energy efficiency - higher running costs	G (1-20)
Current	75
Possible	88



**miles & barr**  
YOUR PROPERTY AGENT

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t: 01843 570500 e: ramsgate@milesandbarr.co.uk

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**6 BEAMONT CLOSE**  
**MANSTON** **£275,000**

- Three Bedroom End Terrace House
- Off Road Parking
- Manston Village
- Peaceful Close

## ABOUT

THREE BEDROOM END TERRACE HOME NESTLED AWAY IN PEACEFUL CLOSE IN MANSTON VILLAGE!

Miles and Barr are delighted to offer to the market this delightful three bedroom semi detached family home benefiting from a peaceful location and off road parking. Accommodation comprising of entrance porch, hallway, lounge, dining room, downstairs wc and kitchen on the ground floor. On the first floor you will find three bedrooms and a family bathroom.

Externally the property has the added benefit of offering a sunny aspect rear garden and off road parking to the front.

Call us today to book your viewing 01843-570500. We are open seven days a week!

## LOCATION

To the west of Ramsgate there are some villages which benefit swift access to exit road routes from Thanet, making them ideal for those who commute further afield towards Canterbury, Ashford and beyond. Village life may suit those who want to live somewhere that has a greater sense of community, the first location when leaving Ramsgate is Cliffsend which sits on the edge of Pegwell Bay, it has a nature reserve and replica Viking Ship, it also is a short drive to the town or to Westwood Cross.

The village of Manston lies north of Cliffsend and historically had close links with the R.A.F as it was formally a military airport. Manston holds the Spitfire Museum and café alongside riding stables, caravan parks, country tracks and farmland. The small village is very well placed for road links to exit Thanet as well as a swift route to Birchington. Further to the west of Ramsgate are the villages of Minster and Monkton, popular due to their schools and community spirit. Being on the way to Canterbury these historic villages suit many as a location to drive from or alternatively a train can be caught from Minster to Canterbury West using the fast route to London St Pancras. Monkton is a considerably smaller and quieter village close by but regarded a very desirable location. The local area offers great schools, countryside and coastline plus an array of golf courses.

## DESCRIPTION

Entrance Porch

Hallway

Lounge 13'4 x 11'4 (4.06m x 3.45m)

Dining Room 9'8 x 8'10 (2.95m x 2.69m)

Kitchen 11'5 x 8'10 (3.48m x 2.69m)

First Floor

Landing

Bedroom One 11'4 x 10'4 (3.45m x 3.15m)

Bedroom Two 11'4 x 9'6 (3.45m x 2.90m)

Bedroom Three 9'9 x 7'1 (2.97m x 2.16m)

Bathroom

Front Garden

Rear Garden

