



Guide Price
£275,000

Freehold

3x  1x  2x 

**Esmonde Drive,
Manston, Ramsgate,
Kent, CT12**

Wards
Helping you move forwards



Main features

- Off road parking and garage
- Tucked away in a quiet cul-de-sac
- Great sized lounge and dining room
- Well-presented throughout
- Separate office area and downstairs cloakroom



Nearest Schools

Primary Schools: Newington Community Primary 2.5 miles,
Birchington C of E Primary 2.5 miles, St Laurence in Thanet C of E
Junior School 2.6 miles
Secondary Schools: The Royal Harbour Academy 2.9 miles



Transport Information

Train Stations: Minster 2.9 miles, Birchington-On-Sea 3.0 miles,
Westgate-on-Sea 3.3 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge : 13'0 x 11'3 (3.97m x 3.43m)

Dining Area: 9'7 x 8'8 (2.92m x 2.64m)

Cloakroom

Kitchen : 11'4 x 8'8 (3.46m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1 : 11'4 x 10'4 (3.46m x 3.15m)

Bedroom 2 : 11'4 x 9'5 (3.46m x 2.87m)

Bedroom 3 : 9'5 x 7'1 (2.87m x 2.16m)

Bathroom

OUTSIDE

Garage and Off Road Parking

Garden to Front and Rear

Call Ramsgate - 01843 580314 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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