

Manston Court Road, Manston, Ramsgate, CT12 5EY

Asking Price £425,000





# Manston Court Road

## Manston, Ramsgate CT12 5EY

An ideal family home located in Manston, enjoying a semi-rural setting on the border between Ramsgate and Margate.

Upon entering, you are welcomed into a spacious hallway with downstairs cloakroom, reception room that seamlessly combines the sitting and dining areas, creating an inviting space for family gatherings and entertaining guests. The well-appointed kitchen is separate, providing ample room for culinary creativity, while a convenient laundry room adds to the practicality of the home.

The property features three generously sized bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and comfort for the occupants. The additional two bedrooms are perfect for family members, guests, or even a home office, catering to a variety of lifestyle needs, with a separate family bathroom. One of the standout features of this home is the large garden, which offers a tranquil outdoor space for relaxation, gardening, or children's play. The garden is a wonderful extension of the living area, ideal for summer barbecues or simply enjoying the fresh air.

For those with vehicles, the property provides parking for two cars, a valuable asset in this desirable location. With its combination of space, modern amenities, and a lovely garden, this house on Manston Court Road is an excellent opportunity for families or individuals seeking a comfortable and stylish home in Ramsgate. Don't miss the chance to make this property your own.

All viewings are strictly by appointment only.  
Council Tax band E - Thanet District Council

Mobile cover: Provider Voice Data  
EE Limited None  
Three None None  
O2 Likely Limited  
Vodafone Likely Likely

Broadband Standard 2 Mbps 0.4 Mbps Good  
Superfast 80 Mbps 20 Mbps

Total floor space 99 Square Meters

Identification checks  
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

**Ground Floor**  
**WC**  
12'8" x 6'1" (3.861 x 1.868)







**Living Room**  
9'9" x 22'3" (2.993 x 6.795)

**Kitchen**  
9'5" x 12'0" (2.895 x 3.683)

**Utility Room**  
11'10" x 4'6" (3.628 x 1.386)

#### First Floor

**Bedroom 3**  
11'4" x 11'4" (3.459 x 3.455)

**Bedroom 2**  
9'10" x 9'10" (3.018 x 3.007)

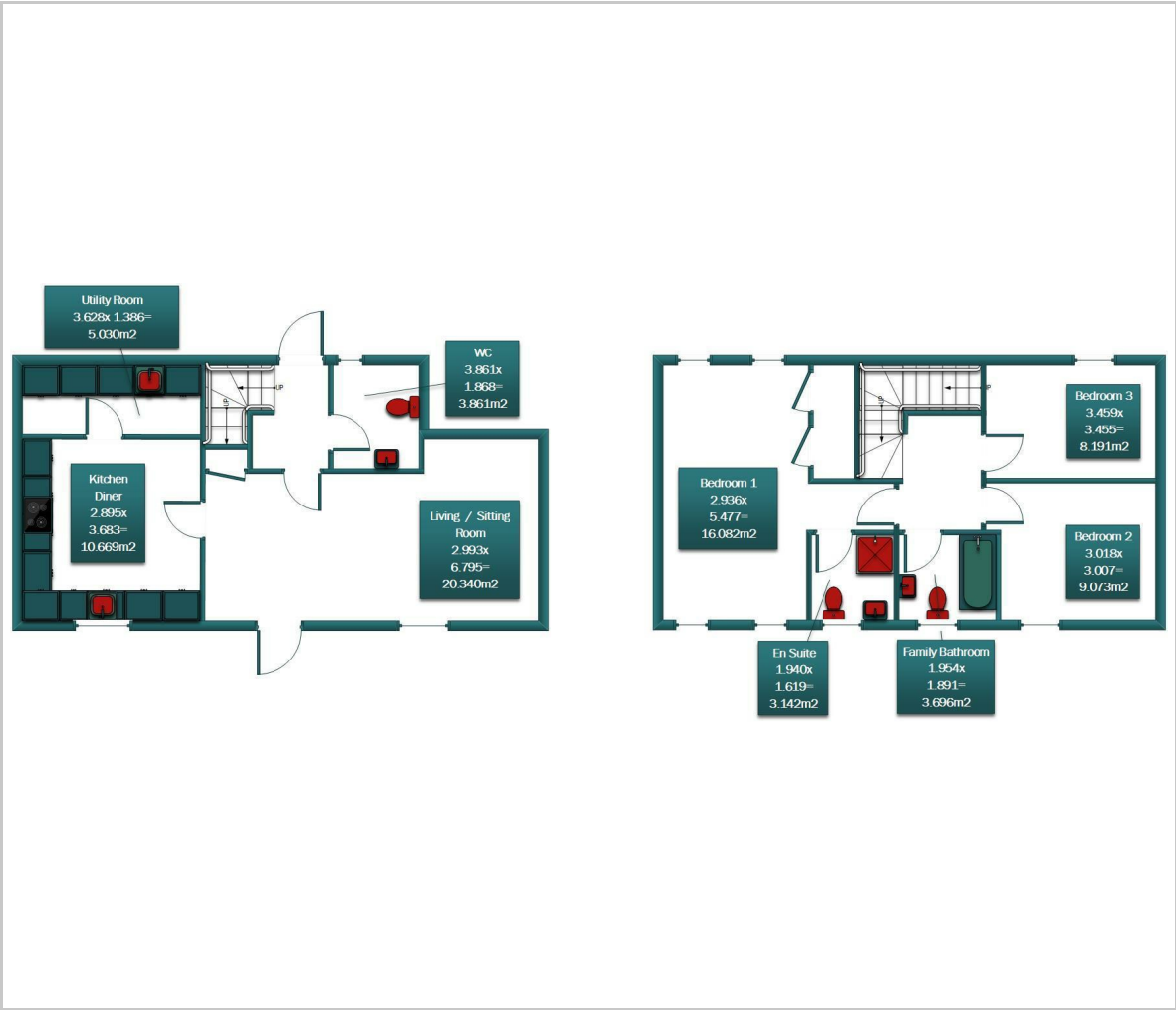
**Family Bathroom**  
6'4" x 6'2" (1.954 x 1.891)

**Ensuite**  
6'4" x 5'3" (1.940 x 1.619)

**Bedroom 1**  
9'7" x 17'11" (2.936 x 5.477)



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

