



Originally refurbished for the owners to live in, this fabulous five bedroom home on Spratling Street in Manston Ramsgate that's a five minute drive to Westwood Cross, ten minutes drive to the train station but in a nice rural setting with Manston park at the rear. The owners went to town on this lovely home with a quartz worktop in the kitchen, integrated appliances with x 2 fridges, electric velux windows, bespoke kitchen units, air conditioning and air heating through the house to compliment the gas central heating, brand new carpets, high quality bathroom fixtures and fittings and neutrally decorated giving the new tenants a brand new and fresh home to move straight into. At the front of the house there is off street parking for at least four cars, nice pond with water feature and both air con units and pond get serviced annually so the tenant can enjoy the benefits. The garage was converted into a fifth bedroom or a dining room if you were to use the home as a four bedroom, however the living area is large enough to cater both living and dining. French doors from both the kitchen and lounge lead out onto a nicely paved and turfed garden that's a manageable size and easy to maintain.

Viewings start within the week despite some finishing touches being done, so book in today to avoid missing out.

Kitchen/diner

w: 4.57m x l: 6.4m (w: 15' x l: 21')

Garden

w: 10.06m x l: 11.89m (w: 33' x l: 39')

Bathroom

w: 1.83m x l: 3.35m (w: 6' x l: 11')

Downstairs

Bedroom 1

w: 9m x l: 4.88m (w: 29' 6" x l: 16')

Downstairs

Lounge

w: 3.35m x l: 7.01m (w: 11' x l: 23')

Bedroom 2

w: 3.66m x l: 4.27m (w: 12' x l: 14')

Bedroom 3

w: 1.52m x l: 3.05m (w: 5' x l: 10')

Bedroom 4

w: 2.74m x l: 3.96m (w: 9' x l: 13')

Bedroom 5

w: 3.05m x l: 3.66m (w: 10' x l: 12')

Bathroom

w: 2.13m x l: 2.13m (w: 7' x l: 7')



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.