



## Price

£295,000

## Freehold

3 x 

1 x 

1 x 

**Coronation Crescent,  
Margate, CT9**

A Rare Opportunity! Located at Coronation Crescent, this well-presented home offers thoughtfully arranged accommodation set across two floors.

The ground floor features a modern kitchen fitted with sleek white units, wooden worktops and integrated appliances, including a double oven and a chimney-style extractor. A bright living area benefits from a charming bay window, allowing plenty of natural light and creating a comfortable space for seating and relaxation.

On the first floor, the property offers well-proportioned bedrooms along with the bathroom. The main bedroom is a generous size and benefits from built-in storage, while the modern bathroom features a 3 piece suite with bath, basin and WC, finished with contemporary grey tiling and modern fittings.







- EPC Rating - TBC
- Semi-Detached House
- Gas Central Heating
- Vacant Possession
- Available Now
- Driveway
- Rear Garden
- Close to local amenities
- Double Glazing Throughout







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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