



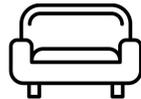
Price

£310,000

Freehold

3 x 

1 x 

1 x 

**Coronation Crescent,
Margate, CT9**

Stamp Duty Covered by the Seller - 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.



* Stamp duty contribution applies to main residence purchases only (excludes buy-to-let and additional properties).





- 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

