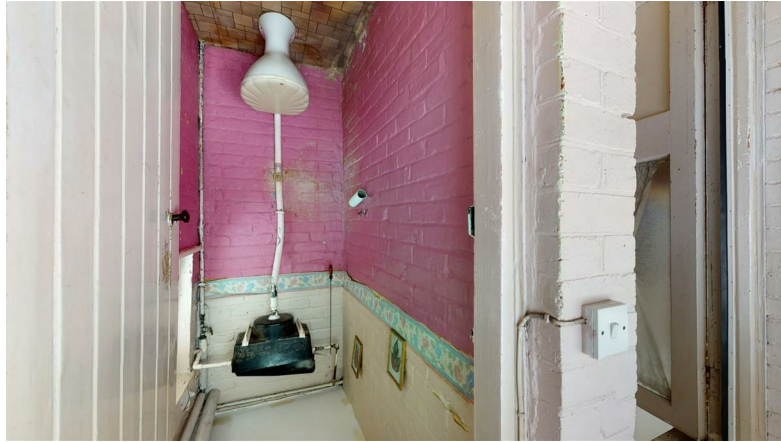




95 COLEMAN CRESCENT
RAMSGATE

Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-54)
F	(21-48)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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miles & barr
YOUR PROPERTY AGENT

95 COLEMAN CRESCENT
RAMSGATE

£180,000

- Three bedrooms
- Semi detached
- In need of refurbishment

ABOUT

NO CHAIN! Miles and Barr are delighted to offer to the market this three bedroom home located in a popular residential area in need of updating. Call us on 01843 570500 to arrange your viewing.

...draft details, this brochure is yet to be signed off by the vendor.

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria , Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

DESCRIPTION

Entrance

Lounge 12'07 x 11'10 (3.84m x 3.61m)

Kitchen 8'03 x 7'11 (2.51m x 2.41m)

Bathroom 8'03 x 4'08 (2.51m x 1.42m)

Lean To 6'11 x 3'04 (2.11m x 1.02m)

WC

First Floor

Bedroom One 13'01 x 9'02 (3.99m x 2.79m)

Bedroom Two 11'11 x 8'09 (3.63m x 2.67m)

Bedroom Three 8'04 x 7'05 (2.54m x 2.26m)

External

Rear Garden

