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GUILDCREST ESTATES

Cecilia Road, Ramsgate CT11  
7DZ

**Offers in excess of £220,000**

Welcome to Cecilia Road, Ramsgate - a charming location that could be the perfect setting for your new home!

This Victorian terraced house boasts character and warmth, offering a cosy retreat for you and your family.

Step inside to discover a spacious kitchen, a comfortable lounge/diner - perfect for entertaining guests or relaxing with loved ones, and a convenient downstairs cloakroom. With two double bedrooms, there's ample space for a family to enjoy.

One of the highlights of this property is the courtyard and decking area, ideal for enjoying a morning coffee or hosting summer barbecues. Imagine creating beautiful memories in this lovely outdoor space!

Located in a popular area of Ramsgate, you'll have easy access to award winning blue flag beaches, shops, restaurants, bars, health services and excellent transport services and links.

And the best part? This property comes with **NO CHAIN**, making your move-in process smooth and hassle-free.

Although this property needs some tender





loving care, it presents a fantastic opportunity for you to create the home of your dreams.

Don't miss out on the opportunity to make this house your home. Embrace the coastal lifestyle and create a lifetime of happiness in this wonderful property on Cecilia Road.

**Council Tax Band B**

**Freehold**

**Mains water, sewerage, electricity and gas central heating**

**Fixed wireless broadband**



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## Key Features

- Council Tax Band - B
- 2 Double Bedrooms
- Good size Lounge/Dining Room
- Downstairs WC
- No Chain
- Close to beach and harbour

## Important Information

Freehold

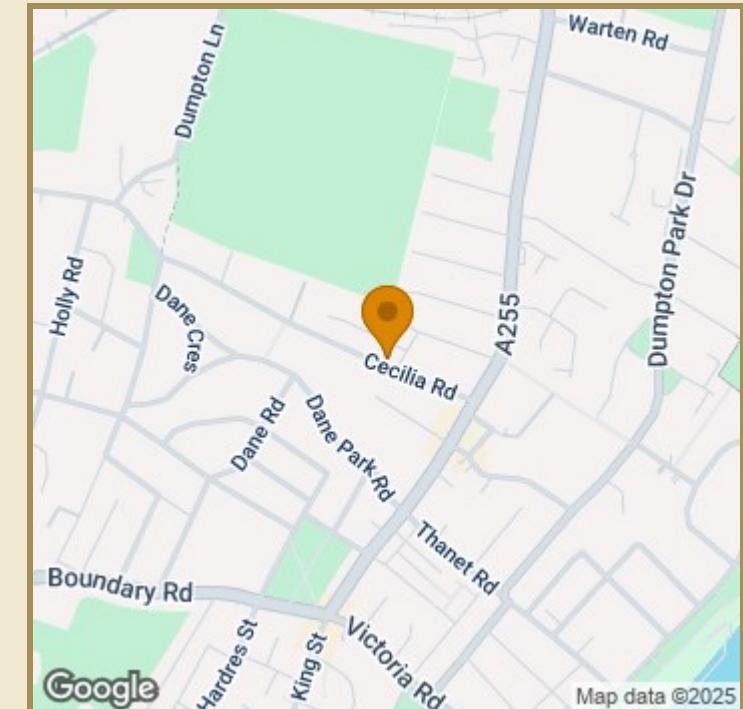
House - Terraced

860.00 sq ft

Council Tax Band B

EPC Rating D

£220,000



### 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		
<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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01843 272200 [www.guldcrestestates.co.uk](http://www.guldcrestestates.co.uk)  
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71



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