



33 Camden Square, Ramsgate, CT11 8HS

Offers in the region of £163,000

JUST REDUCED ~ NOW £163,000. MAKE AN OFFER ON THIS FIXER UPPER 2 bedroom period town house arranged over 4 floors situated in the popular Camden Square in Ramsgate town. The home is a period property with original fireplaces in situ and with stunning archway entrance.

You enter the front door which is host to the kitchen and is a lovely size with a modern boiler (Untested) and range of work tops, fitted units and double glazed window overlooking the RESIDENTS OFF STREET PARKING which is just outside the front of this home. (Parking no problem, Gated off street parking. (Subject to planning you might be able to create a roof terrace and gain advantage of surrounding views of the town and sea side, (Thanet district council)). The bedrooms are up on the first and second floor and the shower room with access to the court yard space at the rear is located on the lower floor leading to the basement room with window and natural light. This room is one that can be used as a kitchen and increase the layout to suit or add additional bedroom if required.

We would love to show you around and can arrange viewings at times to suit you.

EPC has been issued



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- Kitchen 11'0 x 11'0 (3.35m x 3.35m)
- Bedroom 1 15'0 x 11'0 (4.57m x 3.35m)
- Bedroom 2 15'0 x 11'0 (4.57m x 3.35m)
- Basement 12'0 x 10'0 (3.66m x 3.05m)
- Court Yard not measured (not measured)



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) B | | | |
| (71-80) C | | | |
| (61-70) D | | | |
| (51-60) E | | | |
| (41-50) F | | | |
| (31-40) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 60 | 75 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (101-120) A | | | |
| (81-100) B | | | |
| (61-80) C | | | |
| (41-60) D | | | |
| (21-40) E | | | |
| (1-20) F | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |