



*the voice of experience*



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29 Castle Street, Dover, Kent, CT16 IPT



13 St. Edmunds Road , Deal CT14 9UQ

- IDEAL FAMILY HOME
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- LOUNGE, CONSERVATORY & FAMILY ROOM
- REAR GARDEN
- ENERGY RATING - C (71)



To arrange a viewing please call 01304 246111





THIS SEMI-DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors, on the ground floor, is a kitchen/diner, lounge, conservatory and family room. On the first floor are three bedrooms and bathroom. Further benefits include double glazing, gas central heating, off road parking and rear garden.

An early viewing is highly recommended.

The property is set in a quiet cul-de-sac on the edge of the town. Close by are a range of local shops and amenities. Within the town centre itself there is a great range of local and independent shops and restaurants. From Walmer and Deal station you can catch the fast train to London St Pancras. There are a number of local primary and secondary schools.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

#### GROUND FLOOR

Double glazed front door opening to entrance porch. With further door opening to kitchen/diner.

#### Kitchen/Diner

14'7 x 14'2 (4.45m x 4.32m)

Fitted with a range of worktop base and wall units. Integrated washing machine, dishwasher

and oven and hob with extractor over. Space for fridge/freezer. Double glazed windows to front and side. Radiator. Under stairs cupboard with electric meter. Stairs to first floor. Door to lounge.

#### Lounge

14'1 x 10'7 (4.29m x 3.23m)

Radiator. Double glazed patio doors opening to conservatory.

#### Conservatory

13'8 x 7'1 (4.17m x 2.16m)

Double glazed windows and doors opening to rear garden. Doorway to family room.

#### Family Room

18' x 6'5 (5.49m x 1.96m)

Radiator. Double glazed window to rear and frosted windows to side.

#### FIRST FLOOR

#### Landing

Radiator. Doors to all rooms.

#### Bedroom 1

14'2 x 9' (4.32m x 2.74m)

Double glazed window to front. Radiator. Loft access.

#### Bedroom 2

10'7 max x 6'7 (3.23m max x 2.01m)

Double glazed window to rear. Radiator. Cupboard with boiler.

#### Bedroom 3

7'7 x 7'1 (2.31m x 2.16m)

Double glazed window to rear. Radiator.

#### Bathroom

7'7 x 5'5 (2.31m x 1.65m)

Panelled bath with shower attachment over. Low level WC and wash basin. Radiator. Frosted double glazed window to side.

#### OUTSIDE

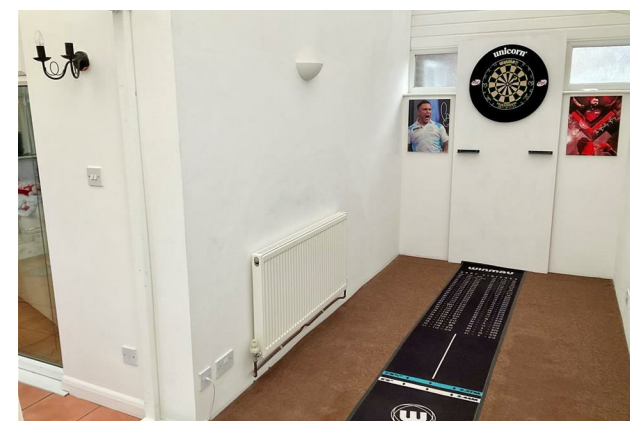
Front - Driveway with off road parking for 2/3 cars.

Rear - Decking area and lawn laid to artificial grass. Gate for rear access.

Energy Rating - C (71)

Council Tax - Band C

Viewing



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