



JOHN BUSH POWERED BY **exp** TM UK

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29 Fiveways Rise

Offers In Region Of £350,000

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I am proud to market this truly fabulous THREE bedroom end of terraced home that is situated on a quiet cul-de-sac just off the London Road. This location allows easy access into and out of Deal itself as well as close to local primary schools and bus service to secondary and grammar schools. Whether you are looking to move into the area or from within the area, this is a must for your viewing schedule.

The property itself enjoys three reception rooms, kitchen and cloakroom on the ground floor and three bedrooms and very large family bathroom upstairs. Outside there is a fully enclosed rear garden that has a beautiful outlook over trees. To the front there is parking for at least three cars and the garage has been converted into storage but could also be converted into further living accommodation, gym or working from home.



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THREE BEDROOM END OF TERRACED HOUSE
TOTAL FLOOR AREA: 1023 sq ft (95.0 sq m) approx.
*All measurements are approximate and should not be used for legal purposes. For more information, please contact the agent.

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5/26/24, 4:28 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
26, Finlayson Rise Deal CT14 9GN	Energy rating E	Valid until: 21 May 2029 Certificate number: 8891-7625-8708-1465-0926
Property type	Semi-detached house	
Total floor area	93 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-and-guidance)		
Energy rating and score		
This property's energy rating is E. It has the potential to be C.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

Score | Energy rating | Current | Potential

92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: E (41.1) Potential: C (61.1)

<https://find-energy-certificates.service.gov.uk/energy-certificates/8891-7625-8708-1465-0926/2616146>

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