



31 Mary Road, Deal
Guide Price £240,000

31 Mary Road, Deal, Kent

A mid-terraced home with the opportunity to improve but with the benefit of being able to move in straight away and take your time with any upgrade plans. This 2-bedroom, 2-bathroom property has well-proportioned rooms and a wonderful rear garden.

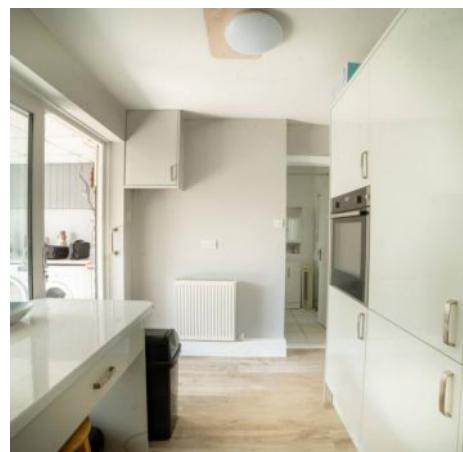
This house is in a quiet spot but also ideally located for walking to the local shops, schools and transport links.

STEP INSIDE

The ground floor has a spacious lounge with an original brick-built fireplace.

The modern kitchen has an electric built in oven, built in fridge and freezer and electric hob. As this property has been adapted for easy access, the work top with the sink is set at a lower level. The remaining work tops are of standard height and the kitchen has plenty of cupboards.

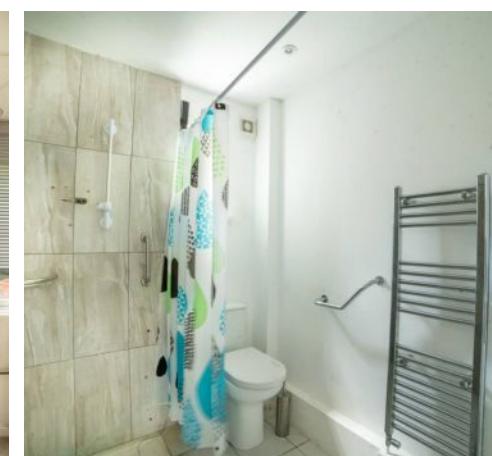
- CHAIN FREE
- Ideal for First Time Buyers
- Developer & Landlord Opportunity
- 2 Bedrooms 2 Bathrooms/Utility
- Wonderful Rear Garden
- Potential to re-instate front drive to full size



The conservatory leads on from the kitchen and this could be an ideal space for dining and entertaining with plenty of natural light from the rear garden. This area currently has a washing machine and tumble dryer...

...but the additional shower room next to the kitchen could be easily transformed into a utility room. This room already has a WC and handbasin so either way it is ready to use. There is a handy under-stairs cupboard in this utility/shower room too.

This is a spacious and versatile home that gives you plenty of options. Do you simply move in and make yourselves at home or get creative and transform it into something truly special? Ideal for those looking for their first purchase or an opportunity for landlords and developers.





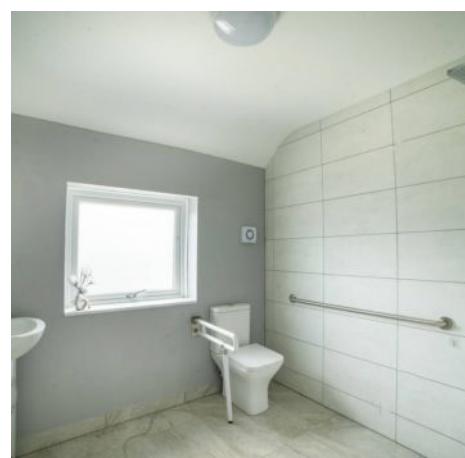
UPSTAIRS

Upstairs has 2 double bedrooms. The principal bedroom at the front of the property, spans the width of the house providing plenty of room to configure options for separate sleeping and dressing areas.

The second double bedroom is also of a very good size and has a period fireplace. No box room here!

The wet room has been upgraded recently, and this may be ideal as it is but if a luxury bath is your dream, then there is plenty of room to upgrade this bathroom further.

The stairwell has natural light from a skylight located at the top of the stairs.



STEP OUTSIDE

As you step out onto the patio, you are greeted with some wonderful established plants and shrubs.

The low-level pond may be just your thing, or you may wish to create even more useable space in this garden.

At the end of this 15-metre garden, you will find a greenhouse and a shed, ensuring that tools and tinkering are kept away from your day-to-day use of the garden.

The front drive currently has an access ramp, but this could be removed to restore the full size of the drive.

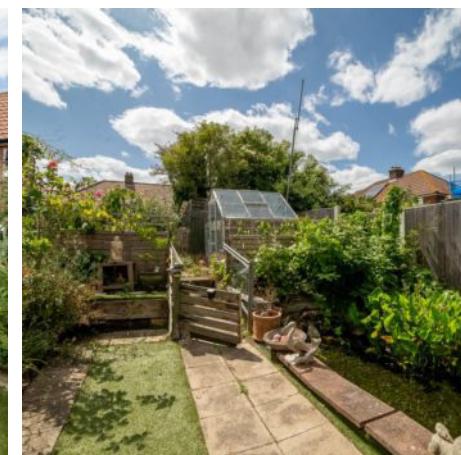
OUT AND ABOUT

Deal has a fantastic array of independent shops, pubs, restaurants and cafés amongst its quaint narrow streets & bustling smuggler's lanes.

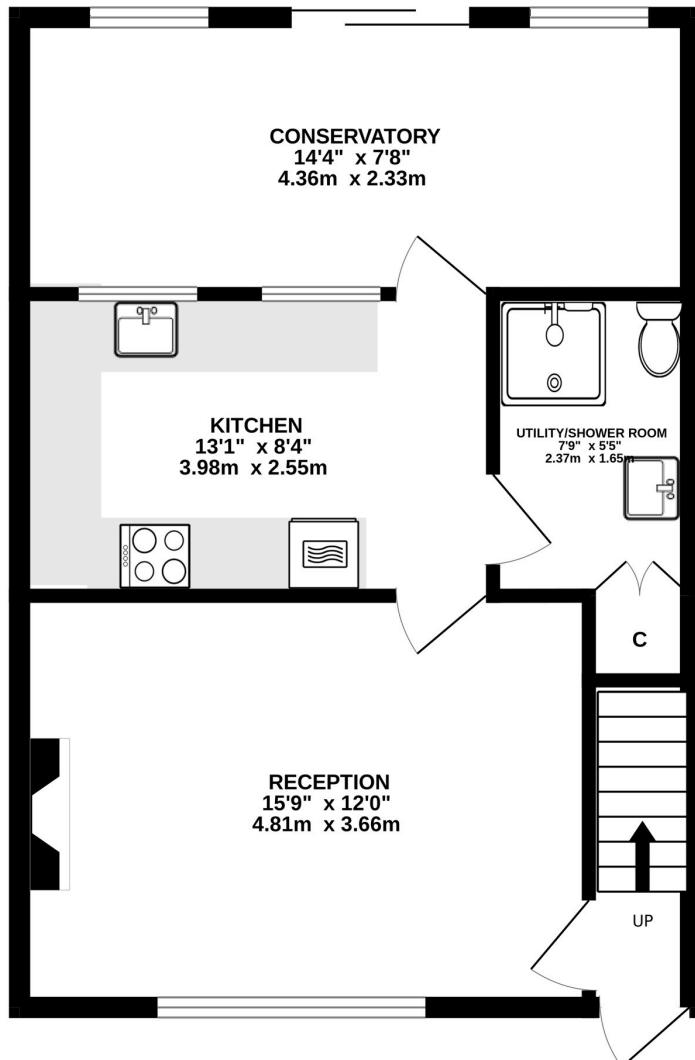
This property is a few minutes' walk to the local shops and only a five-minute drive to the main Deal town and seafront. Walmer & Deal train stations are also a few minutes away in the car or a 20-minute walk.

Make sure you don't miss out on this CHAIN FREE property by calling to arrange a private viewing.

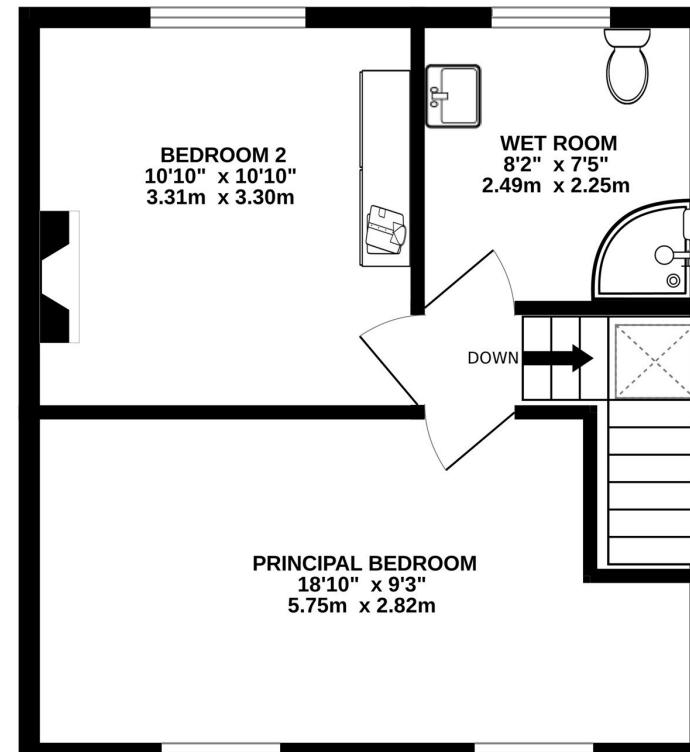
Council Tax band: B / Tenure: Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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