



**Price**  
**£260,000**

**Freehold**

3x  1x  2x 

**Orchard Avenue, Deal,  
Kent, CT14**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- No onward chain
- In need of modernisation throughout
- Off-Road parking
- Close to schools, transport links and amenities
- Generous sunny aspect garden to the rear

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 12'3 x 11'5 (3.74m x 3.48m)  
 Kitchen : 11'0 x 10'3 (3.36m x 3.13m)  
 Dining Area : 11'0 x 8'4 (3.36m x 2.54m)

### FIRST FLOOR

Landing  
 Bathroom  
 Bedroom 1: 12'6 x 11'1 (3.81m x 3.38m)  
 Bedroom 2: 11'5 x 9'1 (3.48m x 2.77m)  
 Bedroom 3: 9'8 x 8'5 (2.95m x 2.57m)

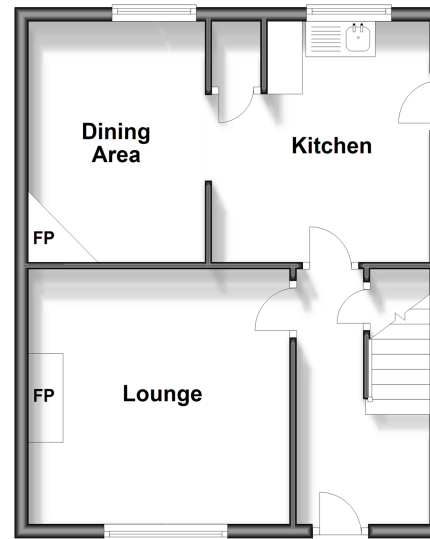
### OUTBUILDING

Cloakroom

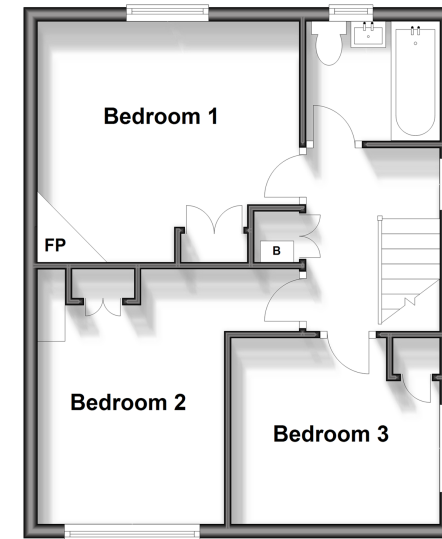
### OUTSIDE

Off Road Parking  
 Front and Rear Gardens

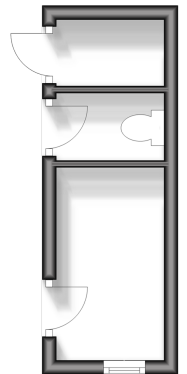
**Ground Floor**  
 Approx. 40.9 sq. metres (440.7 sq. feet)



**First Floor**  
 Approx. 40.9 sq. metres (440.7 sq. feet)



**Outbuilding**  
 Approx. 7.4 sq. metres (80.2 sq. feet)



**Call Deal - 01304 361420 ■ wardsof Kent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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