



**Guide Price**  
**£290,000**

**Freehold**

3x 1x 2x

**Telegraph Road, Deal,  
Kent, CT14**

*Wards*  
Helping you move forwards



## Main features

- Off road parking and garage to the rear
- Well kept front and rear gardens
- Being sold with no onward chain
- Convenient location with schools and local amenities nearby
- In good condition and within a short drive of the town centre and sea front

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 12'3 x 10'9 (3.74m x 3.28m)

Dining Room: 12'4 x 10'3 (3.76m x 3.13m)

Kitchen: 13'5 x 6'1 (4.09m x 1.86m)

### FIRST FLOOR

Landing

Family bathroom

Bedroom 2: 12'5 x 10'9 (3.79m x 3.28m)

Bedroom 1: 12'3 x 10'10 (3.74m x 3.30m)

Bedroom 3/Study : 7'7 x 6'1 (2.31m x 1.86m)

### OUTBUILDING

Garage

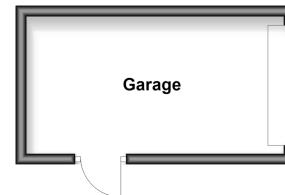
### OUTSIDE

Rear garden with side access

Off street parking to the rear

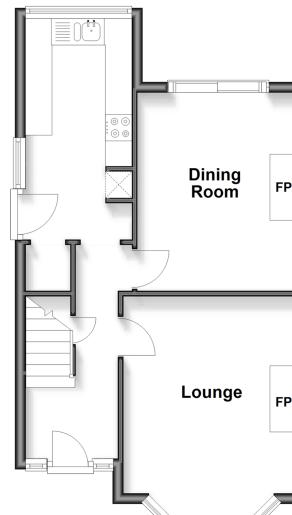
### Outbuilding

Approx. 12.6 sq. metres (136.0 sq. feet)



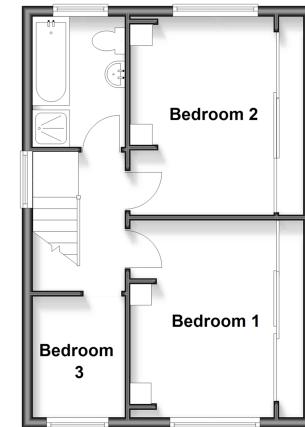
### Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Call Deal - 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.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 50% less, by purchasing a Lifetime Lease.

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

EPC RATING: D(67) CURRENT: D(67) POTENTIAL: C(75)



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