



Jenkinson realestates

Lydia Road, Walmer

Deal

Asking Price £295,000



# Freehold

Energy Performance Rating = D

Semi Detached Home  
Driveway and Garage

Offering Three Bedrooms  
Downstairs W.C

Spacious Kitchen / Dining Room  
No Onward Chain Complications

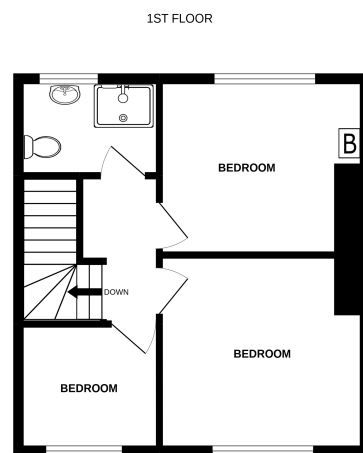
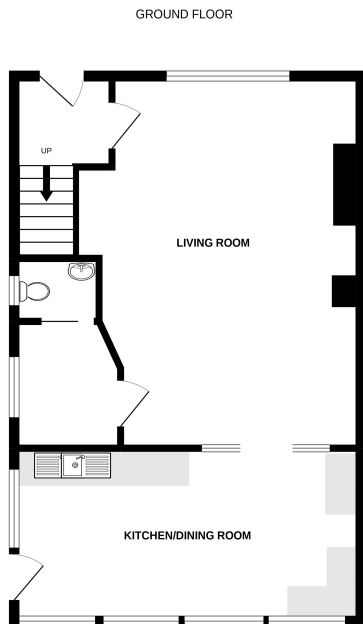
Jenkinson Estates are pleased to bring to the market this extended semi detached home in the popular residential location of Lydia Road, Walmer. The property offers good size accommodation throughout and comes to the market with no onward chain complications. The property is accessed via an entrance hall that leads into a living room which is over 20ft in length and opens into a spacious kitchen / dining room. The ground floor is completed with a W.C. The first floor continues to impress with three bedrooms, two doubles and the third is a good size single. The accommodation is completed with a shower room. Externally the property has front, rear and side gardens and has the benefit of a driveway and garage. The property has a gas fired central heating system and is double glazed. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.











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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



**Accommodation**

**Entrance Via;**

**Entrance Hall**

**Living Room**

20'7" x 12'8" (6.27m x 3.86m)

**Downstairs W.C**

**Kitchen / Dining Room**

16'6" x 11'2" (5.03m x 3.40m)

**First Floor Landing**

**Bedroom One**

10'8" x 10'6" (3.25m x 3.20m)

**Bedroom Two**

9'4" x 9'2" (2.84m x 2.79m)

**Bedroom Three**

7'9" x 7'9" (2.36m x 2.36m)

**Shower Room**

7'5" x 5'2" (2.26m x 1.57m)

**Front and Rear Gardens**

**Driveway**

**Garage**

