



Jenkinson realestates

Kirk Gardens | Walmer  
Deal  
Asking Price £315,000

# Freehold

Energy Performance Rating = TBC

Semi Detached Home  
Off Road Parking

Offering Three Bedrooms  
Close To Walmer's Train Station

Enclosed Rear Gardens  
No Onward Chain

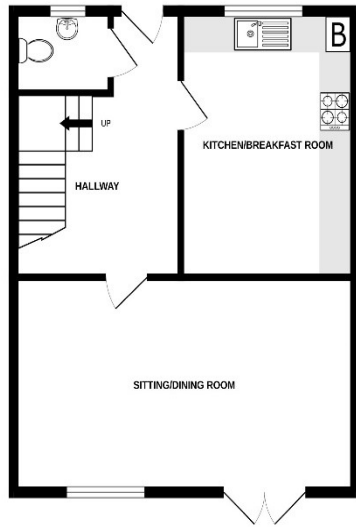
Jenkinson Estates are pleased to bring to the market this semi detached home in the popular location of Kirk Gardens, Walmer. Situated within easy access to Walmer's Train Station, this property really must be viewed and comes to the market with no onward chain complications. The property offers spacious accommodation throughout including a living / dining room, kitchen / breakfast room and a downstairs W.C to the ground floor. The first floor continues to impress with three bedrooms and a spacious family bathroom. Externally the property offers off road parking. There is the added bonus of a low maintenance rear garden, complete with a decked seating area. The property is double glazed and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



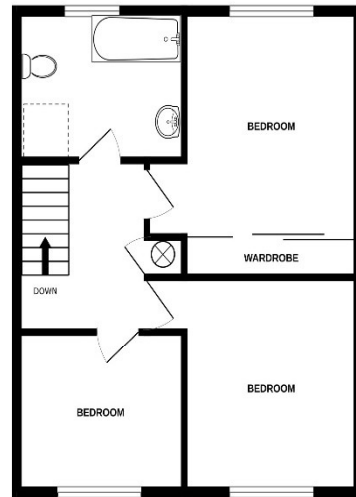
Council Tax Band D



GROUND FLOOR



1ST FLOOR

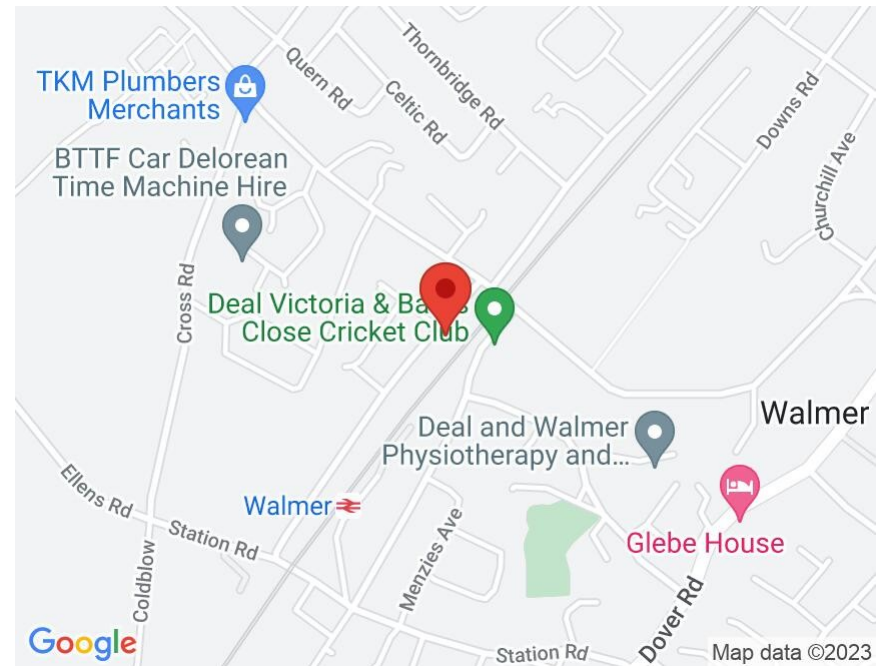


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such 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;

Hallway

Downstairs W.C

Kitchen / Breakfast Room

11'10" x 9'1" (3.61m x 2.77m)

Living / Dining Room

18'10" x 11'11" (5.74m x 3.63m)

First Floor Landing

**Bedroom One**

11'1" x 10'0" (3.38m x 3.05m)

**Bedroom Two**

10'5" x 10'0" (3.18m x 3.05m)

**Bedroom Three**

8'0" x 6'11" (2.44m x 2.11m)

**Shower Room**

8'0" x 7'0" (2.44m x 2.13m)

**Rear Garden**

**Parking**

