



Jenkinson realestates

Railway Cottages  
Station Road | Martin Mill  
Asking Price £318,500

# Freehold

Energy Performance Rating = E

End of Terrace Cottage

Offering Two Double Bedrooms

Off Road Parking

Rear Garden with Gated Access

Stunning Family Bathroom

Close to Martin Mill Train Station

Jenkinson Estates are pleased to bring to the market this charming, end of terrace cottage in the semi-rural location of Martin Mill. this period property is located within close proximity to the mainline railway station and has recently been updated and improved by the current owners and has come to the market with a No Chain Situation. This cottage is entered into the open plan living / dining room, which boasts oak flooring and under floor heating, a multi fuel stove in the living room and an additional log burning stove in the dining room. The property continues through the kitchen, which has integral neff appliances including, a compact oven with microwave function, fridge / freezer. The ground floor is completed with a utility room. The first floor continues to impress with two double bedrooms and the family bathroom, which offers a four piece suite including a walk-in shower and a whirlpool bath. Externally the property offers front and rear gardens, the rear offers multiple seating areas including a composite decking and patio space, established flower beds and sheds. There is also gated access to the front that leads to the parking. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates



Council Tax Band B



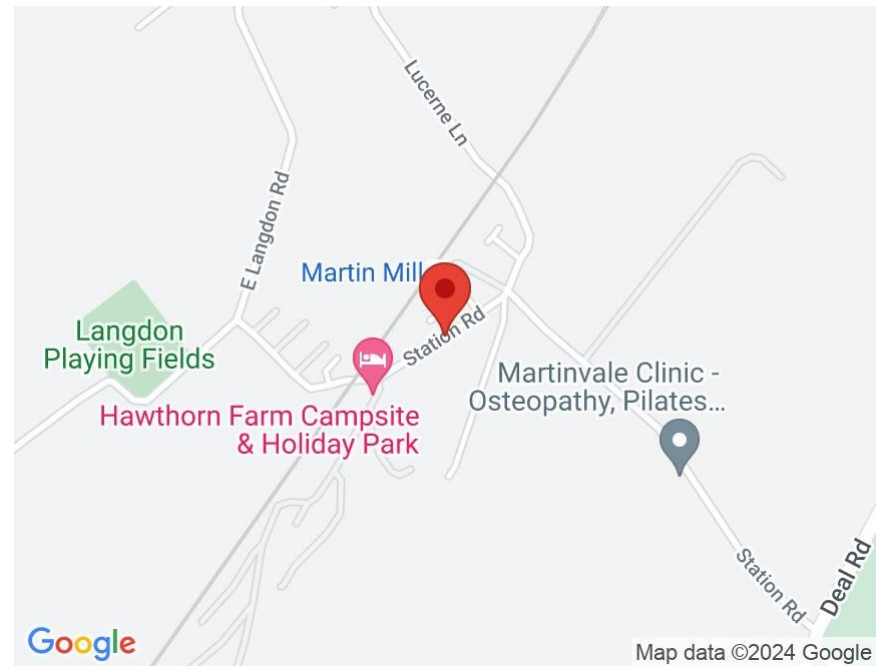


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

### Living / Dining Room

21'8" x 15'2" (6.60m x 4.62m)

### Kitchen / Breakfast Room

15'7" x 8'8" (4.75m x 2.64m)

### Utility Room

### First Floor Landing

### Bedroom One

15'1" x 10'6" (4.60m x 3.20m)

### Bedroom Two

10'6" x 9'5" (3.20m x 2.87m)

### Family Bathroom

8'9" x 8'7" (2.67m x 2.62m)

### Front and Rear Gardens

### Parking

