



Jenkinson realestates

Nelson Park Road  
St Margarets at Cliffe  
Asking Price £389,950

# Freehold

Energy Performance Rating = TBC

Spacious Semi Detached Home  
Spacious Accommodation

Offering Three Bedrooms  
Downstairs Wet Room and Bathroom

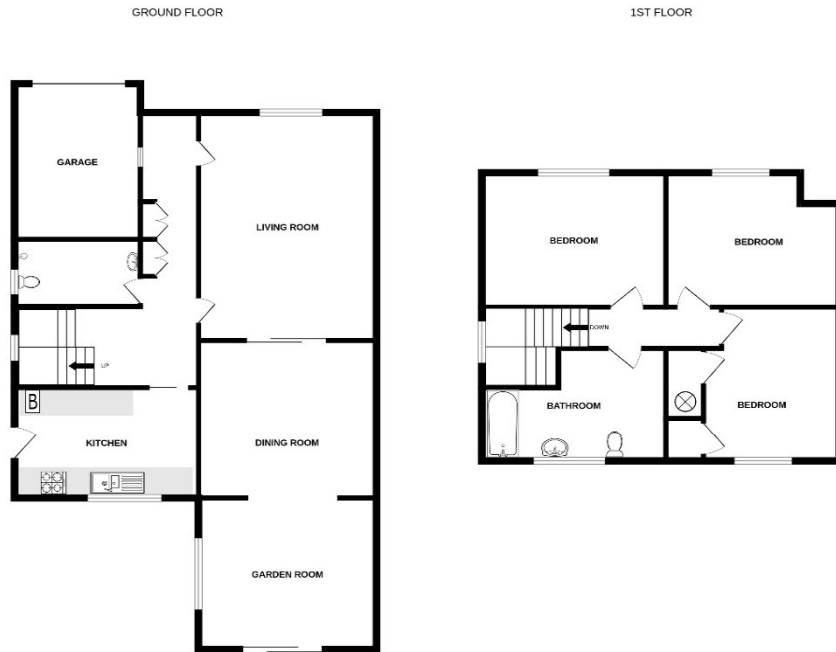
Driveway and Garage  
Front and Rear Gardens

Jenkinson Estates are pleased to bring to the market this semi detached, chalet bungalow in the sought-after village of St Margaret's at Cliffe. This property offers spacious accommodation to the ground floor including a living room, which is accessed via double sliding doors to the dining room. From here, the dining room is open to a garden room, and the kitchen, both of these rooms open and overlook the rear garden. The ground floor is completed with a wet room. The first floor continues to impress with three double bedrooms and the family bathroom. Externally the property offers off road parking in the form of a driveway which leads to an integral garage. There are front and rear gardens, both of which are mostly laid to lawn. The property is double glazed and has a gas fired central heating system. All viewings are strictly via the appointed Sole Agent Jenkinson Estates.

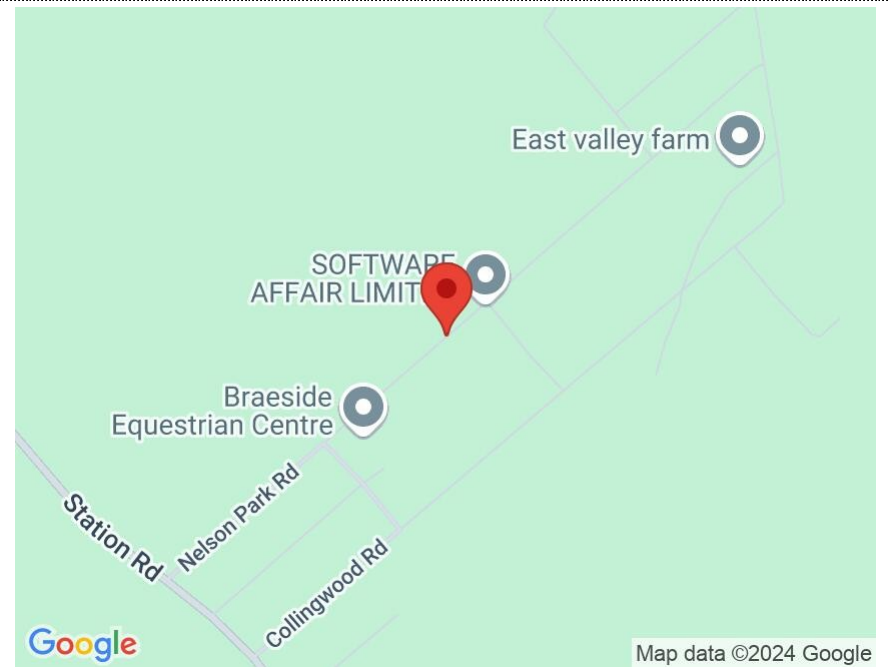


Council Tax Band D





While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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### Accommodation

#### Entrance Hall

#### Living Room

18'9" x 11'9" (5.72m x 3.58m)

#### Dining Room

10'9" x 11'7" (3.28m x 3.53m)

#### Sun Room

11'8" x 11'4" (3.56m x 3.45m)

#### Kitchen

13'4" x 8'10" (4.06m x 2.69m)

#### Wet Room

7'5" x 5'9" (2.26m x 1.75m)

### First Floor

#### Bedroom One

11'9" x 12'10" (3.58m x 3.91m)

#### Bedroom Two

12'4" x 12'0" (3.76m x 3.66m)

#### Bedroom Three

11'7" x 9'2" (3.53m x 2.79m)

#### Bathroom

9'8" x 8'5" (2.95m x 2.57m)

#### Driveway and Garage

#### Front and Rear Gardens

**Jenkinson Estates**

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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.

