



Jenkinson realestates

Allenby Avenue |

Deal

Asking Price £389,995

Freehold

Energy Performance Rating = TBC / Council Tax Band C

Double Fronted Four Bedroom Home

Requires The Finishing Touches

Large Open Plan Kitchen / Family Room

En-Suite Created / Not Fitted

Extended To Side & Rear

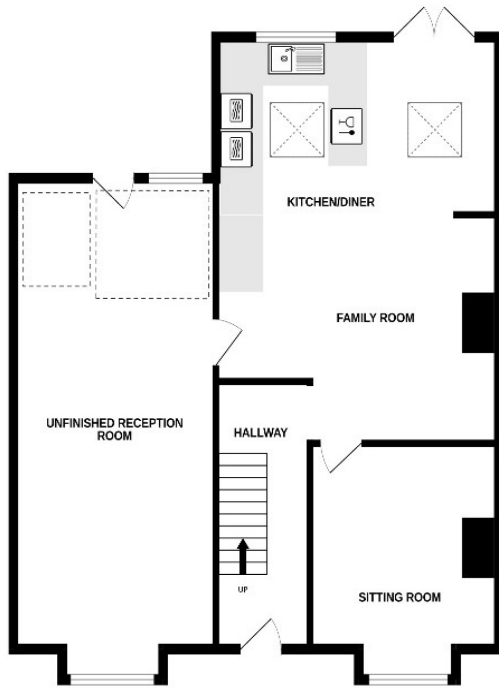
All Current Works Signed Off

Jenkinson Estates are pleased to offer this extended semi-detached home situated in Deal with the opportunity to create the finish and design to your very own requirements and style. The two main areas that need to be finished is the extended ground floor which would create a second reception, with the current vendor having this area planned to include a ground floor shower room and utility with access to the garden. The other area which needs to be finished is the en-suite, the space and plumbing has been created, but needs to be taken from this stage. All works that have been carried out so far have been approved and passed by building control and the finishing could be done in your own timescale, it wouldn't need to be completed to live and enjoy as it is. The extended kitchen and family area is complete, the family bathroom is complete, and the principal bedroom is also finished, excluding the en-suite.

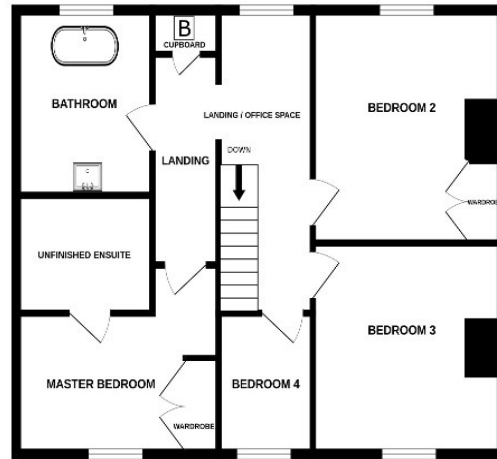




GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

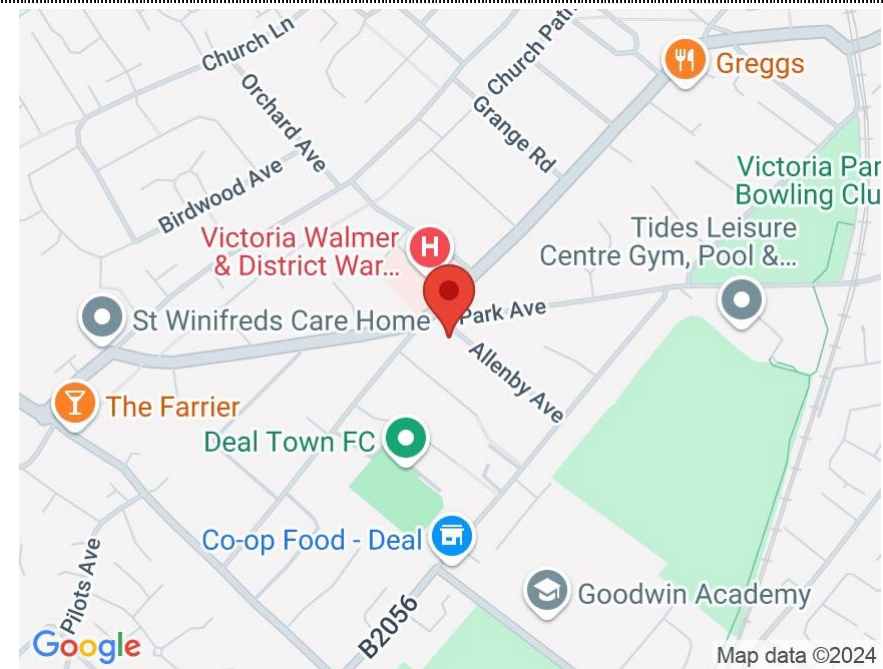
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Unfinished En-Suite

Hallway

Bedroom Two

Sitting Room

12'9" x 11'7" (3.89m x 3.53m)

13'9" x 11'7" (4.19m x 3.53m)

Bedroom Three

Open Plan Kitchen / Dining /

11'7" x 11'5" (3.53m x 3.48m)

Family Room

Bedroom Four

20'1" x 16'7" (6.12m x 5.05m)

8'2" x 7'10" (2.49m x 2.39m)

Unfinished Reception Room

Family Bathroom

27'2" x 12'5" (8.28m x 3.78m)

8'9" x 6'10" (2.67m x 2.08m)

First Floor Landing / Office Space

Rear Garden

Approaching 40ft

Principal Bedroom

12'9" x 12'2" (3.89m x 3.71m)