



Jenkinson realestates

James Hall Gardens
Walmer
Asking Price £295,000

Freehold

Energy Performance Rating = TBC

Semi Detached Home

Front and Rear Gardens

Offering Three Bedrooms

Popular Cul-de-Sac Location

Driveway and Garage

No Onward Chain

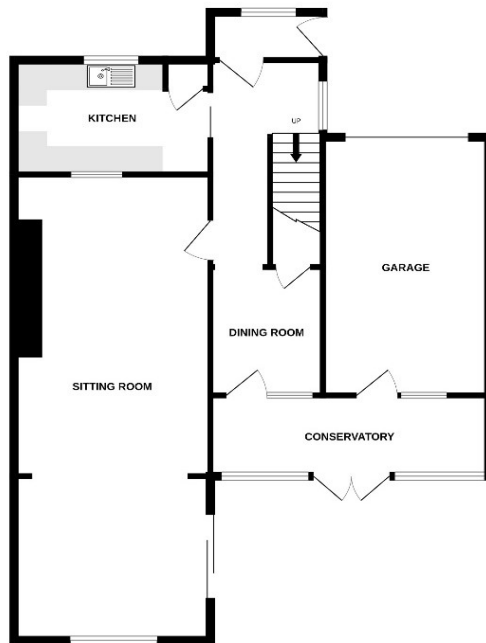
Exclusively via Jenkinson Estates comes to the market this semi detached home, with no onward chain complications, in the ever popular location of James Hall Gardens, Walmer. This home, accessed via an entrance porch opens into spacious accommodation including a sitting room, which is approaching 28ft in length, a kitchen and a dining room. The ground floor continues with a conservatory that opens and overlooks the rear garden and leads to the garage. The first floor continues to impress with three bedrooms and a family shower room. Externally the property has the benefit of a driveway, which leads to the garage. To the rear of the property, there is an enclosed garden that is over 40ft in length and is mostly laid to lawn with the addition of a patio seating area. The property comes to the market with no onward chain complications and really must be viewed to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



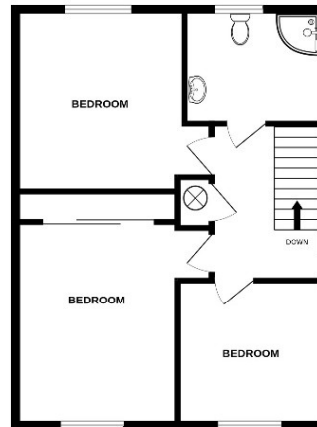
Council Tax Band C



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 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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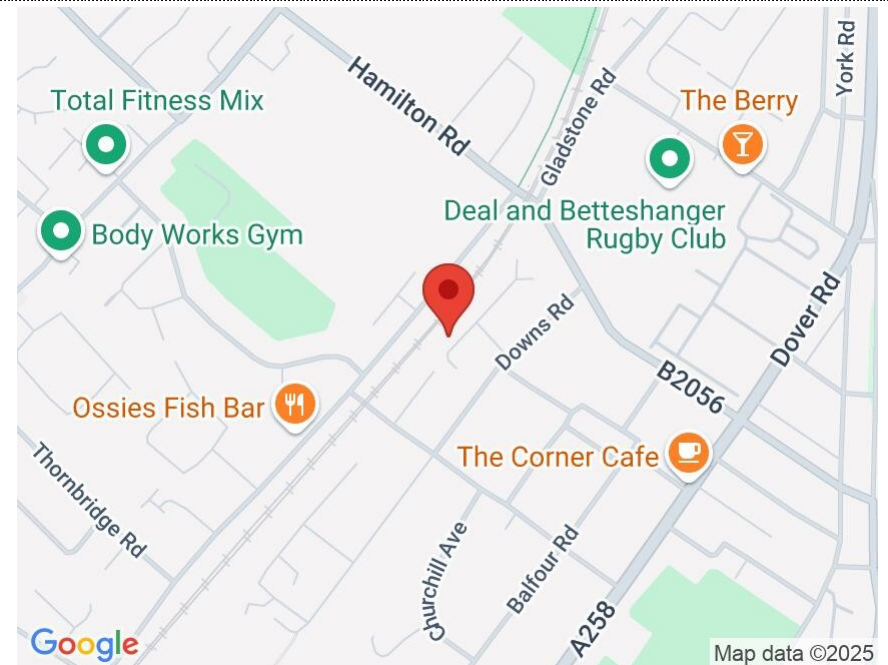
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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;

Porch

Hallway

Kitchen

10'5" x 7'7" (3.18m x 2.31m)

Sitting Room

27'10" x 10'2" (8.48m x 3.10m)

Dining Room

8'6" x 6'4" (2.59m x 1.93m)

Conservatory

15'7" x 3'7" (4.75m x 1.09m)

First Floor Landing

8'8" x 5'8" (2.64m x 1.73m)

Bedroom One

11'4" x 8'6" (3.45m x 2.59m)

Bedroom Two

9'8" x 9'7" (2.95m x 2.92m)

Bedroom Three

8'4" x 8'0" (2.54m x 2.44m)

Shower Room

6'8" x 5'5" (2.03m x 1.65m)

Driveway and Garage

Front and Rear Gardens

