



Jenkinson realestates

Wellington Road Deal

Asking Price £350,000



# Freehold

Energy Performance Rating = TBC

Semi Detached Cottage

Living Room And Dining Room

Located In Deal Town Centre

Shower Room

Offering Two Bedrooms

Gardens Front And Rear

Jenkinson Estates are pleased to offer this charming semi-detached cottage tucked away in the centre of town just off Wellington Road. Deal via a pedestrian footpath. The bustling town of Deal offers a wide range of local shops, two supermarkets, local beach, seafront and mainline train station all on your door step. This particular home does need some modernisation and is arranged over three floors. The property is arranged with the to the ground floor there is a Living room, access through to the dining room with door and stairs leading down to the basement and beyond the dining room is the kitchen and a utility area. The stairs leading down to the lower ground offers a good size basement. To the first floor there are two bedrooms the second bedroom that is presently used as a study which also gives access to the shower room. To the front of the property there is a laid to lawn garden with a variety of shrubs and the rear garden is patio with the neighbour having a right of way across the garden. There is also an outside W.C. This property is also offered with the benefit of No Chain Situation.



Council Tax Band C







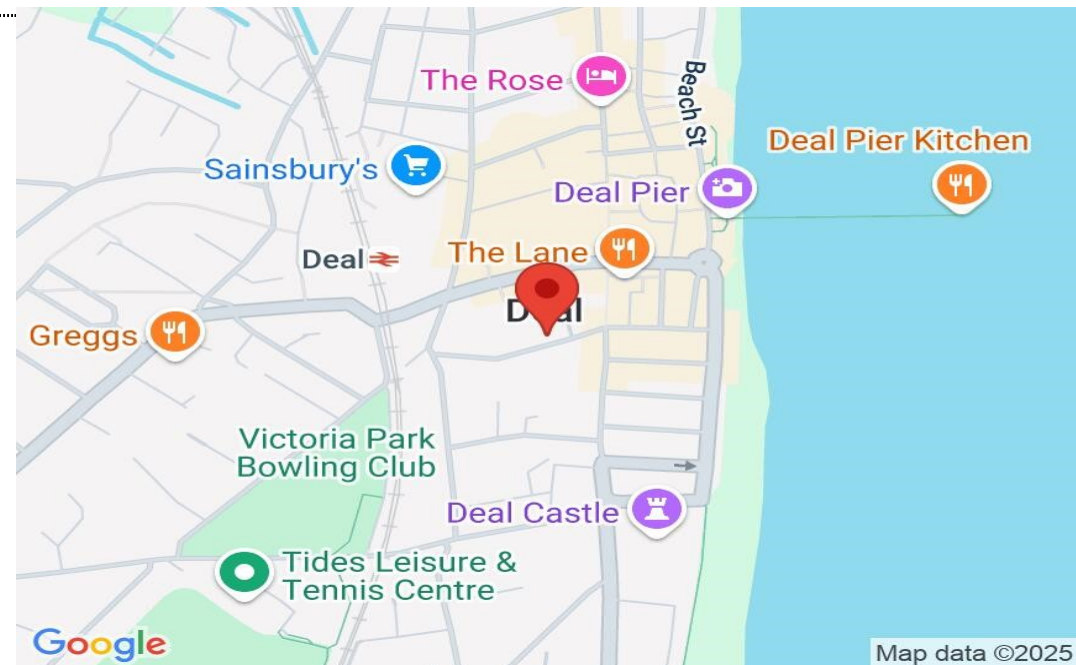


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

### Lobby

### Living Room

13'2" x 12'6" (4.01m x 3.81m)

### Dining Room

13'3" x 9'9" (4.04m x 2.97m)

### Kitchen

10'0" x 7'2" (3.05m x 2.18m)

### Utility Area

### Basement

120'1" x 13'3" (36.60m x 4.04m)

### First Floor

### Bedroom One

13'2" x 10'3" (4.01m x 3.12m)

### Bedroom Two/ Presently Used As Study

13'3" x 10'3" (4.04m x 3.12m)

### Shower Room

9'9" x 7'2" (2.97m x 2.18m)

### Front Garden

### Rear Garden

### Outside W.C.

