



39 Telegraph Road
Deal, CT14 9DE
£299,950

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39 Telegraph Road

Deal

An extended end of terraced cottage, with enclosed west facing lawned garden, being sold with no onward chain.

Situation

Telegraph Road is situated in a popular residential area of Deal, bordering Lower and Upper Walmer, offering convenient and essential facilities close at hand and both primary and secondary schooling. Within a short walk are comprehensive bus routes and not far away is the mainline railway station at Walmer. Deal town centre to the north is a thriving traditional seaside location, providing a wide range of amenities including an award winning high street with a mix of individual shops, eateries and cafes, an attractive seafront and fascinating historic quarter. The town not only has period charm but also a flourishing local community. The seafront has a two mile pebble shoreline with Grade II Listed pier, popular promenade and cycle path.

The Property

The traditional and characterful exterior of this charming end of terrace cottage belies the extended and modern decor within. A cosy sitting room and dining room lie back to back, divided by the turn staircase to first floor and having exposed wood floors run throughout. To rear lies a generous sleek open plan kitchen extension with bi-folding doors overlooking and opening onto the garden, creating a seamless entertaining space. The kitchen is fitted with a range of handleless gloss white units along with a range cooker, integrated washing machine, butler sink and solid wood worksurfaces. To the first floor are two delightful bedrooms serviced by a stylish contemporary bathroom with free standing bath and separate corner shower cubicle. This chain free property is fully double glazed and gas centrally heated.

Outside

A pathway leads to the front door and accesses a small space and side return. To rear lies a delightful garden with a westerly access, predominantly lawned with two gravelled seating areas, raised beds and timber garden shed.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: B

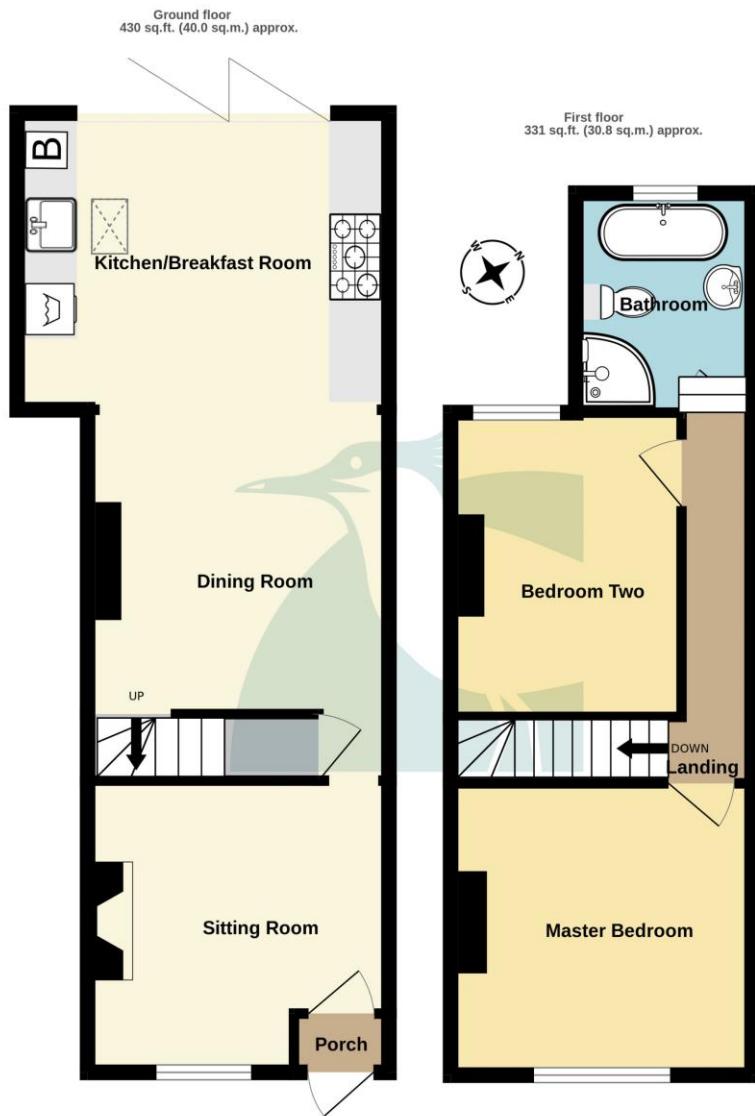
EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



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.
Made with Metropix 62024

Sitting Room

11' 5" x 10' 11" (3.48m x 3.32m)

Dining Room

11' 3" x 11' 3" (3.43m x 3.43m) plus stairwell

Kitchen/Breakfast Room

14' 1" x 11' 7" (4.29m x 3.53m)

First Floor

Master Bedroom

11' 5" x 10' 11" (3.48m x 3.32m)

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.61m)

Bathroom

8' 3" x 6' 8" (2.51m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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