



Caribou Cottage, 2 York Road  
Walmer, Deal, CT14 7EA  
£299,950

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# Caribou Cottage

2 York Road, Walmer, Deal

A unique and homely cottage offering deceptively spacious accommodation, a stone's throw from Walmer seafront.

## Situation

York Road is a popular residential street of terraced homes and former fisherman's cottages and forms part of the Walmer Seafront Conservation Area, only a short stroll from the beach and the local parade of shops within The Strand. Deal to the North is a thriving seaside town with a rich history found amongst its winding streets and alleys. The town centre boasts an award winning high street offering specialist shops, galleries, restaurants, inns and a selection of vibrant cafes. The attractive coastline has a flat seven mile stretch from Kingsdown to the sand dunes of Sandwich Bay. The mainline railway station offers the Javelin high speed link to London St Pancras.

up as you move towards the rear complete with coal bunker at the far end.

## 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.

## The Property

Caribou Cottage enjoys a sought after position a stone's throw from Walmer seafront and is convenient for the amenities of The Strand. From the side walkway the main entrance opens into two back to back reception rooms divided by the staircase. Both areas have focal point fireplaces and hard flooring, whilst to rear lies a larger than average kitchen/breakfast room fitted with a range of shaker units, solid work worktops and integrated cooking appliances. The bathroom lies beyond the kitchen's utility/breakfast area and two generous double bedrooms occupy the first floor. This much loved home is double glazed and gas centrally heated via a Glow Worm boiler located in the kitchen.

## Outside

Unrestricted on street parking lies to the front on a first come first served basis. The property is accessed via a side covered walkway which opens

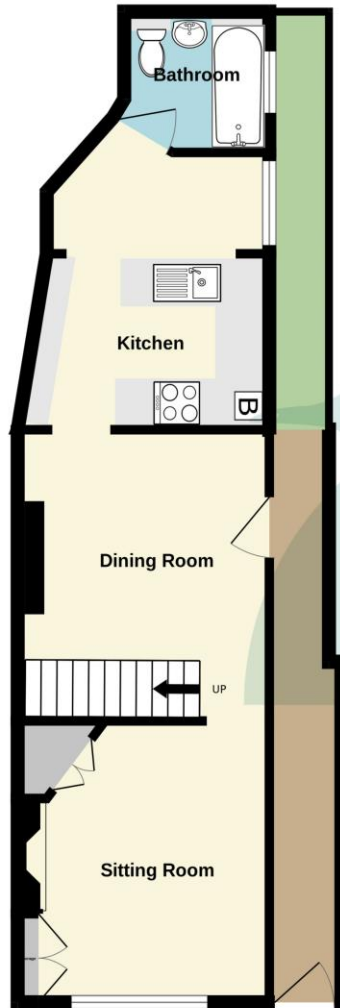




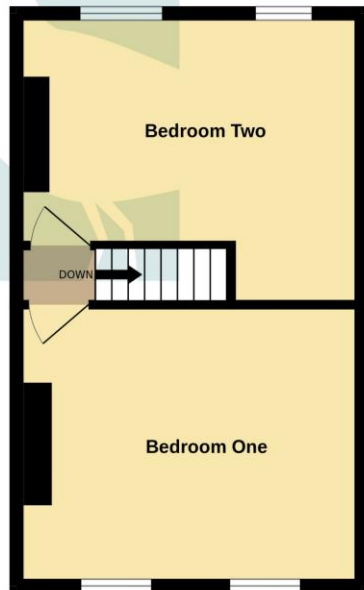
To view this property call Colebrook Sturrock on **01304 381155**



Ground floor  
454 sq.ft. (42.2 sq.m.) approx.



First floor  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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### Sitting Room

11' 7" x 9' 9" (3.53m x 2.97m) to front of chimneybreast

### Dining Room

12' 0" x 10' 7" (3.65m x 3.22m) to inc staircase.

### Kitchen

10' 2" x 7' 3" (3.10m x 2.21m) plus 9' 2" x 4' 2" (2.79m x 1.27m)

### Bathroom

6' 1" x 5' 10" (1.85m x 1.78m)

### First Floor

#### Bedroom One

14' 5" x 11' 9" (4.39m x 3.58m)

#### Bedroom Two

14' 0" x 9' 5" (4.26m x 2.87m) extending to 11' 10" (3.60m) into recess.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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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