



6 Davis Avenue
Deal, CT14 9EP
£225,000

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6 Davis Avenue

Deal

A well-proportioned end of terrace house set in a convenient residential location, offering great scope for improvement together with no onward chain.

Situation

Davis Avenue is set within the popular Mill Hill area on the western borders of Deal, with easy access into the town centre and the A257 through to the Cinque Port of Sandwich. Mill Hill offers a wide range of independent businesses including eateries, gyms and beauty salon, as well as a mini supermarket and convenience store. Deal itself is a popular seaside resort, famed for its award-winning high street which has a vibrant atmosphere and a good selection of independent shops and popular restaurants and cafes. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available, together with a two-mile promenade along the seafront. Mainline railway stations with regular coastal services and high-speed links to London are located in both Deal and Walmer.

The Property

No: 6 is a chain free end of terrace house with attractive brick elevations under a pitched, interlocking tiled roof. The accommodation within is spacious and well proportioned, and has ample storage fitted throughout. A bright sitting room lies to the front with traditional focal point fireplace, and a useful storage cupboard/pantry. To rear the kitchen/diner runs the full width of the property and is fitted with a range of matching cabinetry and integrated cooking appliances. To the first floor are two double bedrooms, the principal of which enjoys extensive built in wardrobes whilst the other has a fireplace. Both bedrooms are serviced by a spacious shower/wet room. The property is double

glazed plus gas centrally heated and offers great scope for modernisation and improvement.

Outside

The property is set back from the road by an enclosed lawned garden bounded by mature hedges. A block paved off road parking space lies adjacent together with a side pathway leading to the front door and timber gate beyond. The rear garden is of a good size, and predominantly lawned, with a small central path and established shrubs, with trees along the rear boundary creating a good level of privacy.

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

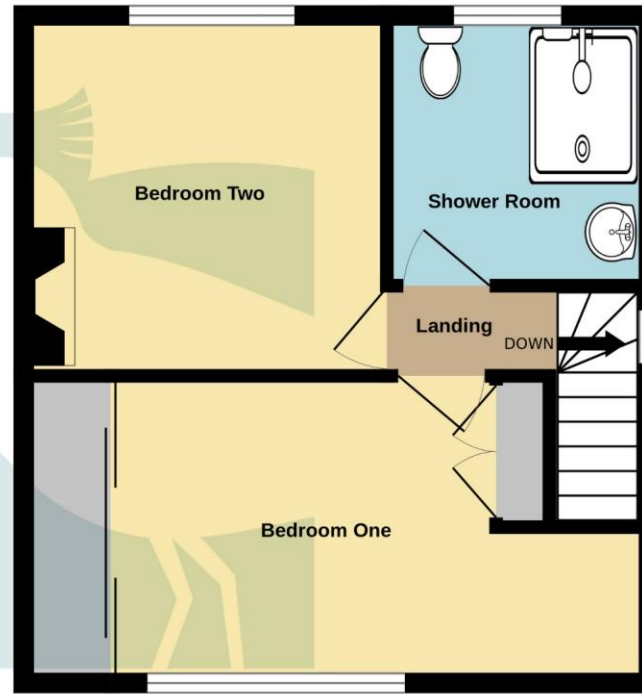
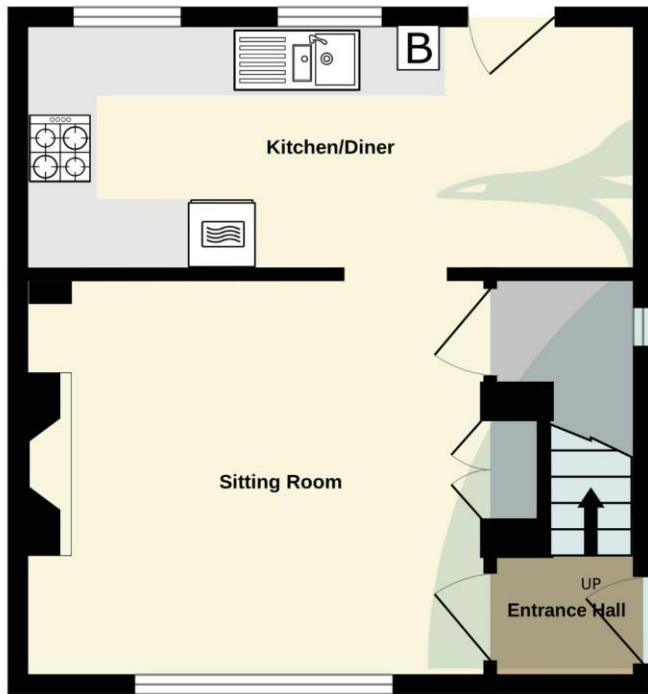
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
337 sq.ft. (31.3 sq.m.) approx.

First floor
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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

12' 4" plus recess x 11' 10" (3.76m x 3.60m)

Kitchen/Diner

18' 0" x 7' 5" (5.48m x 2.26m)

First Floor

Bedroom One

18' 2" max x 8' 10" (5.53m x 2.69m)

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

Shower Room

7' 11" x 7' 5" (2.41m x 2.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 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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