

# KE



**8 York Road, Walmer, CT14 7EA**

**£295,000**

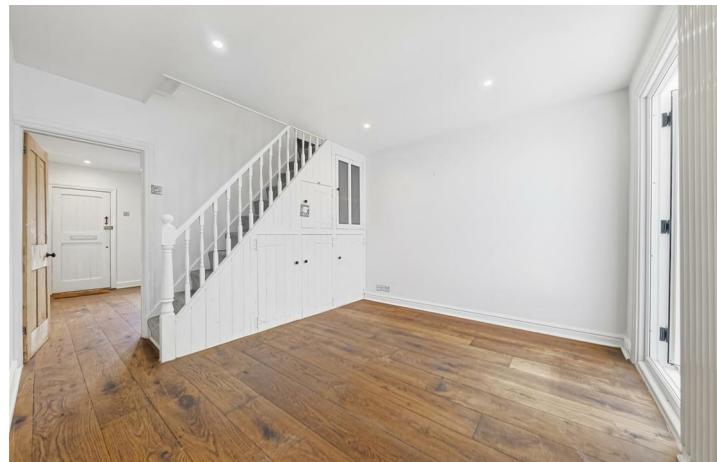
- Two Double Bedrooms
- Conservatory
- Enclosed Back Garden
- Chain Free Sale
- Two Reception Rooms
- Modern Kitchen & Bathroom
- A Short Walk to the Beach and Local Amenities

# 8 York Road, Walmer CT14 7EA

This attractive mid terrace cottage has two large double bedrooms, an enclosed back garden and is just a short walk away from the beach and the cafes, shops and bars on The Strand. The sitting room has a working log burner and there is a separate dining room which leads onto the garden. The modern kitchen comes with an undercounter fridge with freezer compartment, a washing machine, an integrated electric oven and 4 burner hob and an extractor hood. The contemporary bathroom has a double shower cubicle with a power shower and there are built in storage cupboards under the stairs and in one of the bedrooms. The garden has a large shed at the back and a patio area and the property is fully double glazed.



Council Tax Band: B



## GROUND FLOOR

### **Lounge**

12'1 x 10'5

### **Dining Room**

13'1 x 10'6

### **Kitchen**

16 x 5'9

### **Cloakroom/Utility**

### **Bathroom**

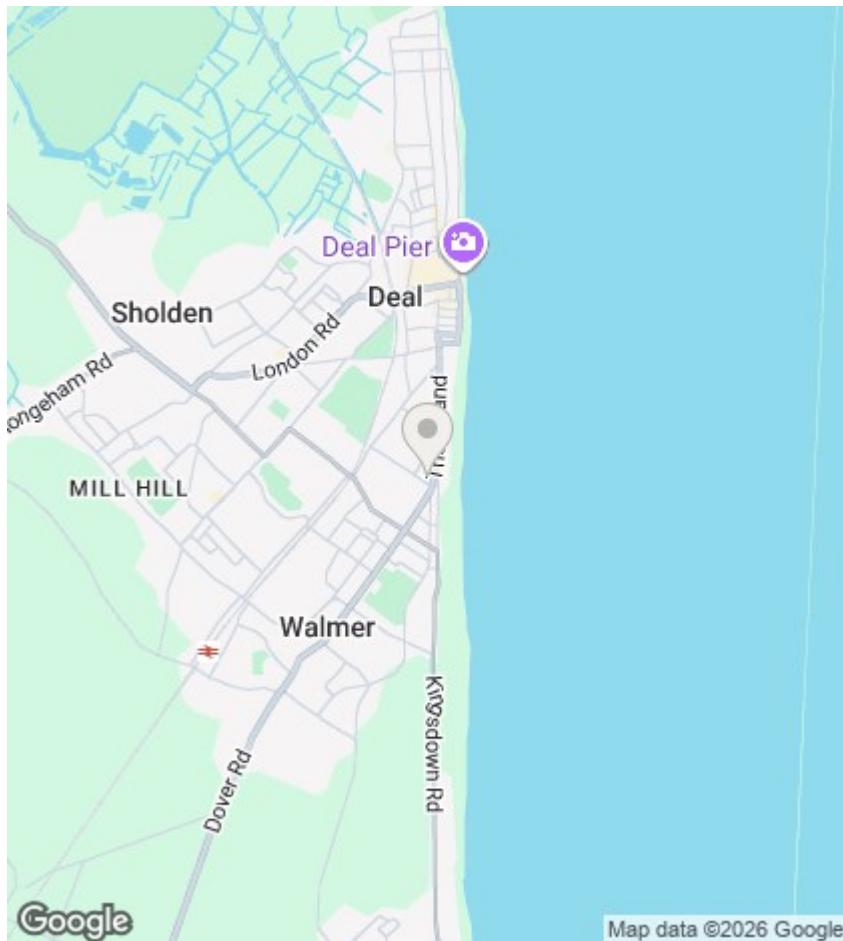
10' 3 x 5'9

### **Bedroom 1**

12 10'4

### **Bedroom 2**

10'5 x 9'5



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground floor  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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