

Your Wisest Move

WISDOM ESTATES



Independent Estate Agents



Why Live Anywhere Else?
Gladstone Road, Walmer

Offers in the Region of £300,000
FREEHOLD

Offered to the market chain-free is this deceptively spacious and well-presented 3 Bedroom mid-terrace family-home. Having been lovingly maintained throughout with original features retained, this property is located within a short walking distance to the beach, pier, and Deal train station, making it the definition of sea-side living with all the benefits! EPC Rating 56 C

FEATURES INCLUDE:

- 3 Bedroom Family-Home**
- No Restriction On Street Parking**
- 2 Reception Rooms**
- 0.5 Miles to Deal Station**
- Original Features Retained**
- 0.5 Miles to Beach & Pier**

REF: 11378

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

FRONT GARDEN The Front Garden provides a delightful approach, and leads you naturally to the double-glazed feature front door for entrance.

FAMILY-ROOM 13' 8" x 13' 7" (4.17m x 4.14m) As you step in to this welcoming family-home you are certain to be impressed with the space and potential it has on offer throughout. A large double-glazed bay window to front provides an abundance of natural light to the family-room, whilst warmth, comfort, and style are ensured by the wall-mounted radiator, fitted carpet, and original brick built fireplace with tiled hearth.

DINING ROOM 13' 7" x 11' 4" (4.14m x 3.45m) The Dining Room is the ideal space in which to gather as a family and enjoy an evening meal. Benefiting from a glazed window to rear, a wall-mounted radiator, under-stair storage, original solid-wood flooring, and an original feature fireplace.

KITCHEN 10' 4" x 8' 5" (3.15m x 2.57m) The Kitchen has been intelligently designed to maximise on the use of space. Comprising of a large glazed window to side, an array of matching wall and base units (with worktops over), ample space for appliances, a 'Glow-Worm' boiler, alongside part-tiled walls and fully-tiled flooring which allow for effortless upkeep.

LOBBY DIVIDE 7' 6" x 2' 8" (2.29m x 0.81m) The Lobby acts as a natural divide between the Kitchen and downstairs bathroom, and offers great potential to be converted into a utility area.

DOWNSTAIRS BATHROOM 7' 6" x 6' (2.29m x 1.83m) The Downstairs Bathroom boasts a large glazed window to rear, a wall-mounted radiator, and a 3 piece suite to comprise; a low-level W/C, a hand-wash basin, and a fully-tiled bath with wall-mounted shower.

FIRST FLOOR LANDING The First Floor landing comprises a fitted carpet, and a wall-mounted radiator.

MASTER BEDROOM 13' 7" x 11' 6" (4.14m x 3.51m) The Master Bedroom is adorned with natural light due to two large double-glazed windows to front, and offers an abundance of space for bedroom furniture. Further benefiting from a wall-mounted radiator, a fitted carpet, a large over-stair storage cupboard, as well as an original feature fireplace with tiled hearth.

BEDROOM TWO 11' 5" x 10' 6" (3.48m x 3.2m) Bedroom Two is another good size double and boasts a large glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BEDROOM THREE 10' 8" x 8' 5" (3.25m x 2.57m) The Third Bedroom comprises a double-glazed window to rear, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

UPSTAIRS TOILET A real additional bonus is the upstairs toilet and hand-wash basin.

GARDEN The Rear garden compliments this property and provides an outside space to enjoy all year round. Having been mostly laid to lawn, there is a garden shed and gated rear access as well as a large patio area which is ideal for outdoor dining and socialising.

COUNCIL TAX BAND – 'B'

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

