



252 Church Path
Deal, CT14 9DD
£259,950

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252 Church Path

Deal

An attractive end of terrace cottage, offering well-proportioned accommodation in a modern style and a private enclosed courtyard.

Situation

Deal is a bustling coastal town offering all the amenities you might need within close proximity. Church Path with its unique mix of residential properties, designated pedestrian paths and vehicular slip roads runs parallel with the length of Middle Deal. No: 252 is located at the very top of Church Path accessed via a walkway from both Manor Road and London Road, located within walking distance of the town centre, train station and seafront with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal town centre has several restaurants, cafes, a selection of appealing independent and vintage shops, a weekly market, post office and supermarket. For cultural lovers, the thriving community theatre provides an eclectic mix of entertainment. Local sporting and leisure facilities are excellent. The mainline railway station offers a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

The Property

Situated at the very top of Church Path is this attractive end of terrace cottage which has been updated in recent years with the installation of double glazed sash windows together with modern kitchen and bathroom. From the entrance vestibule is the first of two reception rooms divided by the staircase and both having built in storage space. The kitchen, fitted with a matching range of shaker units and integrated appliances, lies to the rear and is open semi open plan to the second reception area and gives direct access to the courtyard garden. To the first floor are two double bedrooms, serviced by a good-sized bathroom accessed off bedroom two. Further benefits include gas central heating and double glazing throughout.

Outside

To the rear is a low maintenance enclosed courtyard garden with a paved patio and fenced boundaries. A side gate gives right of way access over the neighbouring property for bins.

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.
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Sitting Room

10' 0" to front of fireplace x 9' 11" (3.05m x 3.02m)

Dining Room

11' 3" x 10' 2" plus stairs (3.43m x 3.10m)

Kitchen

10' 0" x 7' 0" (3.05m x 2.13m)

Courtyard

15' 8" x 13' 1" (4.77m x 3.98m)

First Floor

Bedroom One

11' 4" into recess x 9' 10" (3.45m x 2.99m)

Bedroom Two

11' 5" x 9' 10" (3.48m x 2.99m)

Bathroom

7' 3" x 6' 0" (2.21m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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