



Jenkinson realestates

Ardent Avenue | Walmer
Deal
Asking Price £469,950

Freehold

125 SQ. Metres (1345.49 SQ. Feet)

Council Tax: E

EPC Rating = C

Modern Town House

Offering Four Bedrooms

Off Road Parking

Rear Enclosed Garden

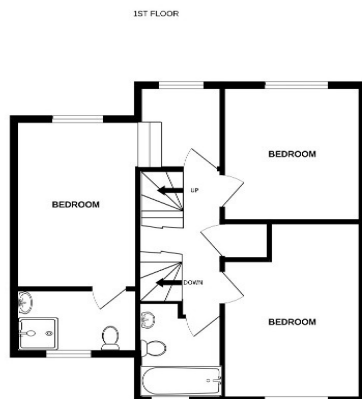
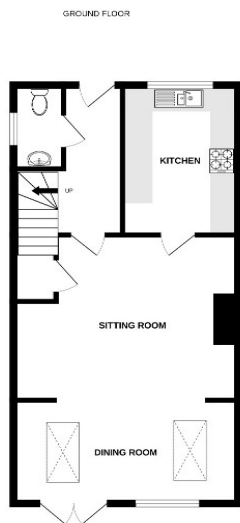
Two En-Suite Shower Room

Beautifully Presented

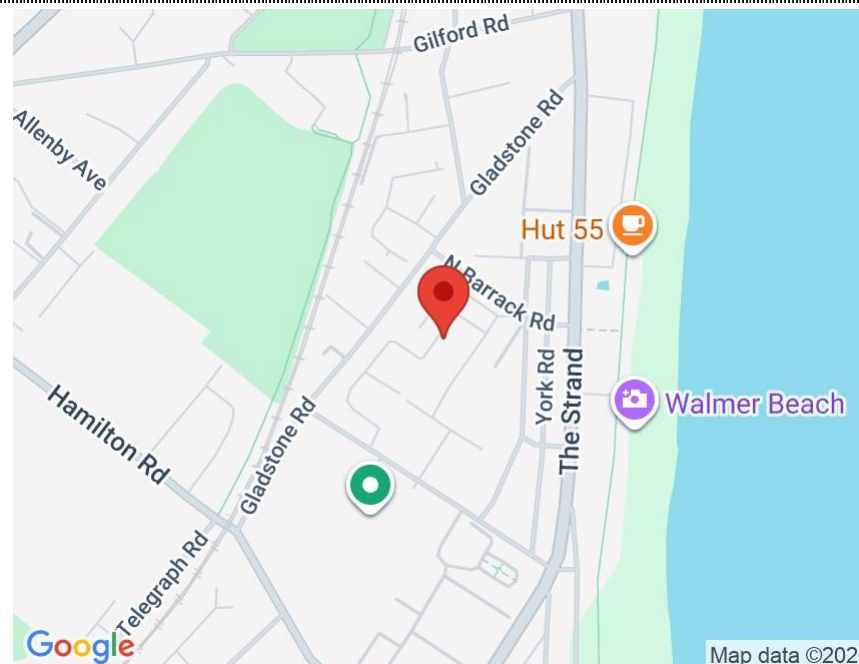
Jenkinson Estates are pleased to bring to the market this modern town house in the ever popular location of Ardent Avenue, Walmer. The property, arranged over three floors, offers spacious accommodation throughout and really must be seen to be appreciated. Accessed via an entrance hallway, the property opens into a spacious sitting / dining room which leads to the kitchen and opens to the rear garden. The ground floor is completed with a separate W.C. The first floor continues to impress with three bedrooms, one of which benefits from an en-suite shower room and the family bathroom. The second floor offers an additional bedroom, complete with fitted wardrobes and an en-suite shower room. Externally the property has off road parking in the form of a driveway, with gates that open to the enclosed rear garden. The garden is low maintenance being laid to patio with the addition of established flowerbeds. The property is double glazed throughout and has a gas fired central heating system. A very nice example of these modern town houses, situated in an increasingly popular residential development. All viewings are by appointment and exclusively via Jenkinson Estates.







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.
Made with Metropix 02025



Accommodation

Entrance Via;
Hallway

Sitting / Dining Room
20'5" x 15'7" (6.22m x 4.75m))
Kitchen
11'6" x 8'2" (3.51m x 2.49m)
Separate W.C.

First Floor Landing

Bedroom
13'4" x 8'10" (4.06m x 2.69m)
En-Suite Shower Room
Bedroom
12'1" x 8'11" (3.68m x 2.72m)

Bedroom

12'1" x 9'0" (3.68m x 2.74m)
Bathroom

Second Floor

Bedroom
24'6" x 9'11" (7.47m x 3.02m)
En-suite Shower Room

Off Road Parking

Front Garden
Rear Garden

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

