



Jenkinson realestates

Dorset Gardens

Walmer

Asking Price £249,950

# Freehold

66 SQ. Metres (710.42 SQ. Feet)

Council Tax: B

EPC Rating = D

Semi Detached Property

Offering Two Bedrooms

No Onward Chain Complications

Off Road Parking

Cul-De-Sac Location

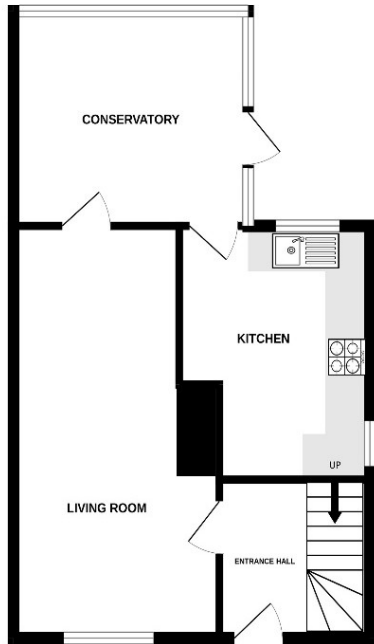
Enclosed Rear Garden

Jenkinson Estates are pleased to bring to the market this semi detached property in the peaceful location of Dorset Gardens, Walmer. This charming property, with no onward chain complications, offers ample space and would make a great family home. With access via an entrance hall, providing access to the living room and kitchen, as well as the stair case leading to the first floor. The living room, an impressive 19' x 10' room, contains a fire place and has the door leading through to the conservatory. The conservatory offers access through to the rear garden, as well as giving the option to come back in through the kitchen - this completes the ground floor. To the first floor you have two spacious double bedrooms, the primary having two windows providing excellent light and giving it a real sense of space. This room also benefits from some built in storage that extends above the stairs. The second bedroom is of a smaller size but is still a good size double room, with the benefit of a built in cupboard. The family bathroom completes this level. To the rear there is the garden, which is partly laid to lawn and partly paved with flower beds to either side. The front of the property boasts an impressive block-paved driveway providing off street parking, as well as giving side access to the rear garden. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

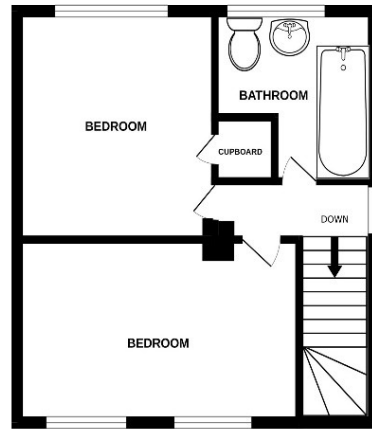




GROUND FLOOR



1ST FLOOR



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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### Accommodation

#### Entrance Hall

#### Living Room

19'4" x 10'10" (5.89m x 3.30m)

#### Kitchen

12'2" x 7'4" (3.71m x 2.24m)

#### Conservatory

10'5" x 11'4" (3.18m x 3.45m)

#### First Floor Landing

#### Bedroom One

14'3" x 8'10" (4.34m x 2.69m)

#### Bedroom Two

10'3" x 10'2" (3.12m x 3.10m)

#### Bathroom

6'9" x 6'3" (2.06m x 1.91m)

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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.

