



Jenkinson realestates

Upper Street
Kingsdown
Asking Price £399,950

Freehold

Energy Performance Rating = D

Charming Semi Detached Cottage
Large Inglenook Fireplace

Offering Three Bedrooms
Spacious Family Bathroom

Conservation Area
Two Separate Gardens

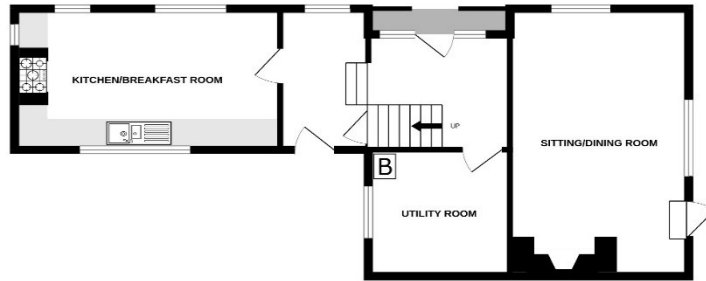
Jenkinson Estates are pleased to bring to the market this charming, semi detached home in the ever popular location of Upper Street, Kingdown. The property is steeped in history and boasts many original features including exposed beams and a large Inglenook fireplace, this property really must be viewed to be appreciated. The property offers spacious accommodation including a 18ft sitting / dining room, a kitchen / breakfast room and utility room to the ground floor. All these rooms are accessed from the split-level entrance hallway. The first floor continues to impress with three bedrooms, two doubles and a spacious family bathroom. Externally there are two gardens, one accessed from the living room, the additional garden accessed via the hallway. Both of these gardens are laid to lawn, with gated access. A charming cottage, situated in the heart of the village, within easy access to local amenities, which really must be viewed. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



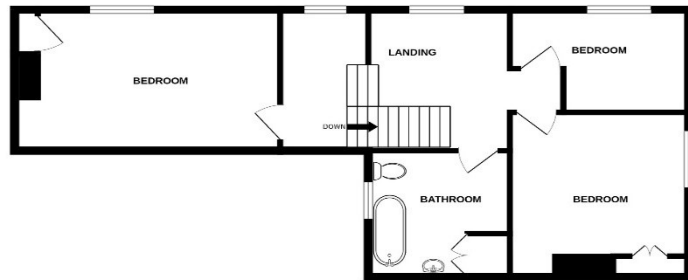
Council Tax Band D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metreplan 010223



Accommodation

Entrance Via;

Hallway

Sitting / Dining Room

18'11" x 12'10" (5.77m x 3.91m)

Kitchen / Breakfast Room

14'11" x 9'4" (4.55m x 2.84m)

Utility Room

9'1" x 7'1" (2.77m x 2.16m)

First Floor Landing

Bedroom One

14'1" x 10'1" (4.29m x 3.07m)

Bedroom Two

12'11" x 10'0" (3.94m x 3.05m)

Bedroom Three

9'1" x 7'0" (2.77m x 2.13m)

Family Bathroom

9'1" x 7'10" (2.77m x 2.39m)

Two Separate Gardens

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.

