



Jenkinson realestates

James Hall Gardens  
Walmer  
Asking Price £289,950



**Freehold**

91 SQ. Metres (979.52 SQ. Feet)

Council Tax: C

EPC Rating = TBC

Mid Terrace Home

Offering Three Bedrooms

Driveway and Garage

Front and Rear Gardens

Cul-de-Sac Locations

No Onward Chain  
Complications

Exclusively via Jenkinson Estates comes to the market this mid terrace home, with no onward chain complications, in the ever popular location of James Hall Gardens, Walmer. The property is accessed via an entrance hallway that leads into the kitchen, and a spacious L-shaped sitting / dining room. This room overlooks and opens onto the rear garden. The first floor continues to impress with three bedrooms, a separate W.C. and the family bathroom. Externally the property benefits from off road parking in the form of a driveway that leads to an integral garage. To the rear of the property, there is an enclosed garden that is over 40ft in length and is mostly laid to lawn with the addition of a patio seating area. The property comes to the market with no onward chain complications and really must be viewed to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

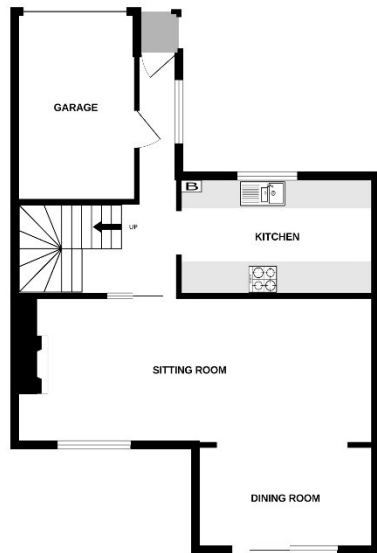




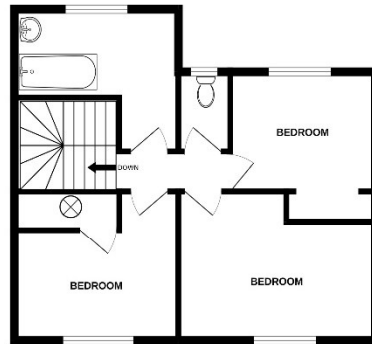




GROUND FLOOR



1ST FLOOR

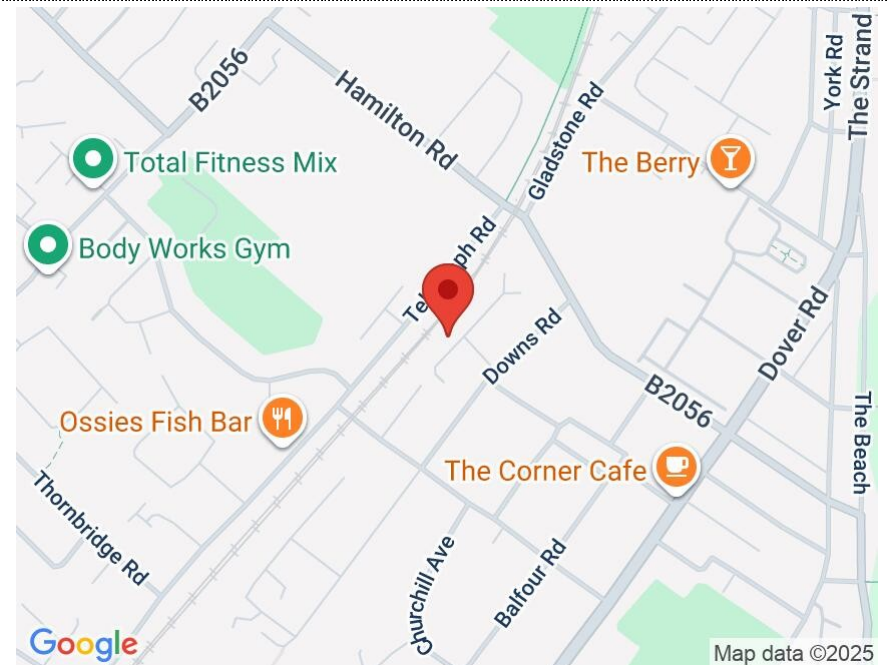


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



## Accommodation

Entrance Via;

Hallway

Kitchen

8'9" x 8'2" (2.67m x 2.49m)

Sitting Room

20'8" x 10'4" (6.30m x 3.15m)

Dining Room

12'10" x 6'3" (3.91m x 1.91m)

First Floor Landing

Bedroom One

11'9" x 11'0" (3.58m x 3.35m)

Bedroom Two

9'10" x 8'6" (3.00m x 2.59m)

Bedroom Three

8'8" x 8'1" (2.64m x 2.46m)

Family Bathroom

8'0" x 4'5" (2.44m x 1.35m)

Separate W.C.

Front and Rear Gardens

Driveway and Garage

