



Jenkinson realestates

Lydia Road | Walmer

Deal

Asking Price £320,000

Freehold

Energy Performance Rating = C

Extended Semi Detached Home
Front and Rear Gardens

Offering Three Bedrooms
Impressive Open Plan Accommodation

Driveway
Utility Room / W.C

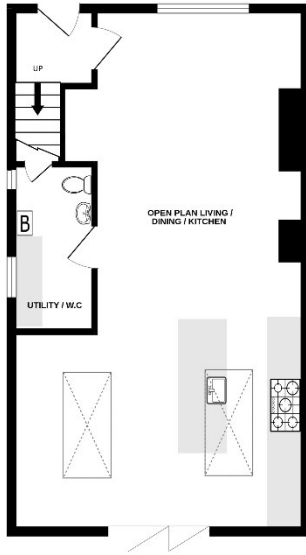
Jenkinson Estates are pleased to bring to the market this extended semi detached home in the popular location of Lydia Road, Walmer. Having recently been updated and improved by the current owners, this property really must be viewed. Commanding an open plan living accommodation, with the addition of an entrance hallway and utility room / W.C, this property has been tastefully improved to accommodate a modern style of living with a breakfast bar, bi-fold doors that open to the rear garden and two large sky lights to name a few of the features. The first floor continues with three bedrooms, two doubles and the third a good size single. The family bathroom completes the accommodation. Externally there are front and rear gardens, which have also been improved and landscaped. There is the additional bonus of a driveway. The property has double glazing and a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



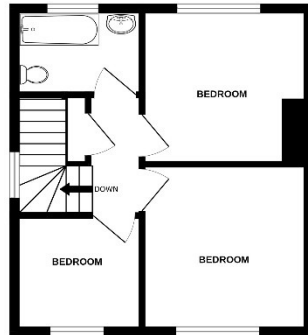
Council Tax Band C



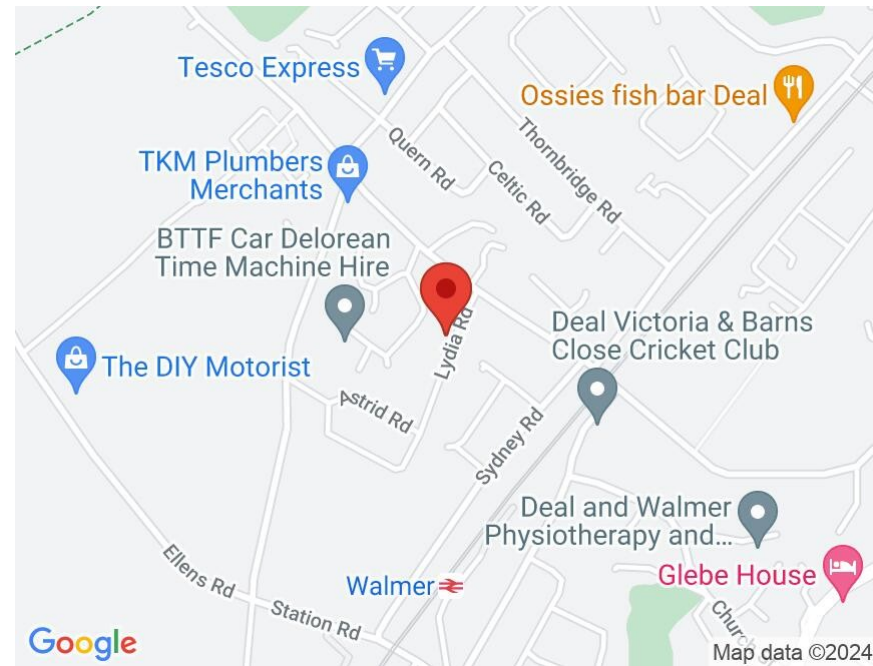
GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability 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

Open Plan Living / Dining / Kitchen

36'7" (Max) x 17'7" (Max) (11.15m x 5.36m)

Utility Room / W.C

10'10" x 4'10" (3.30m x 1.47m)

First Floor Landing

Bedroom One

11'0" x 10'2" (3.35m x 3.10m)

Bedroom Two

8'8" x 8'3" (2.64m x 2.51m)

Bedroom Three

7'9" x 7'6" (2.36m x 2.29m)

Family Bathroom

7'5" x 4'10" (2.26m x 1.47m)

Front and Rear Garden

Driveway

