



Jenkinson realestates

Court Close

Deal

Asking Price £305,000

Freehold

Energy Performance Rating = B

Modern Semi Detached Home
Enclosed Rear Garden

Offering Three Bedrooms
Popular Location

Paved Driveway
En-Suite to Master

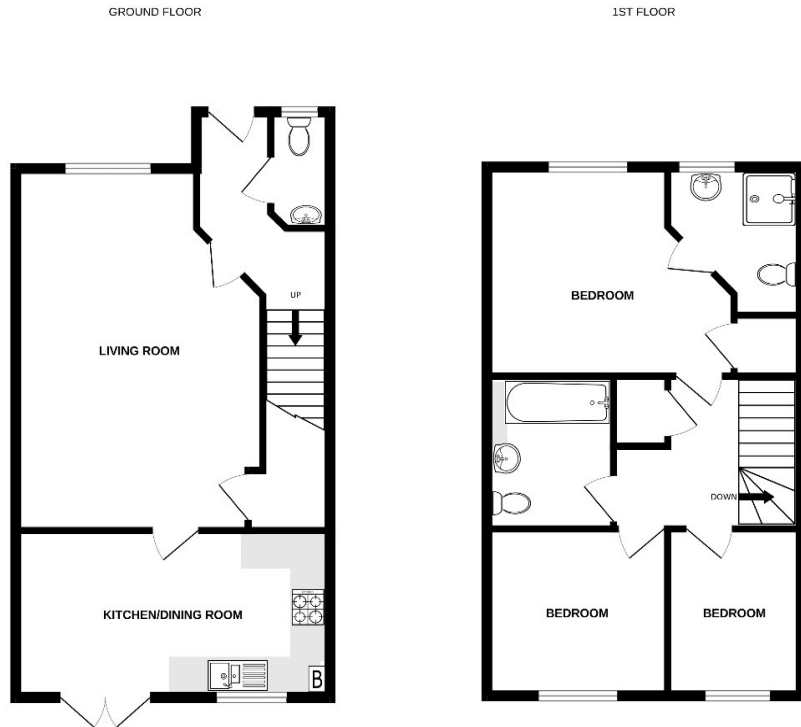
Jenkinson Estates are pleased to bring to the market this modern semi detached home located on the popular Persimmon Home Development and is Court Close. The property offers a ground floor W.C / cloakroom and a door leading through to the living room that overlooks the front elevation, access through to the kitchen/dining room which in turn, opens via double doors to the rear gardens. The first floor continues to impress with the three bedrooms, the master having the benefit of an en-suite shower room and storage cupboard. The accommodation is completed with the family bathroom. Externally there is a rear garden, which is mostly laid to the lawn with the addition of a patio. There is also the added benefit of a double driveway. The property offers a gas fired central heating system and is double glazed throughout. The property also has fitted shutters throughout with blinds on the French doors. All viewings are strictly by appointment with the instructed Sole Agents Jenkinson Estates.



Council Tax Band C

Estate Charges - £211.79p/a



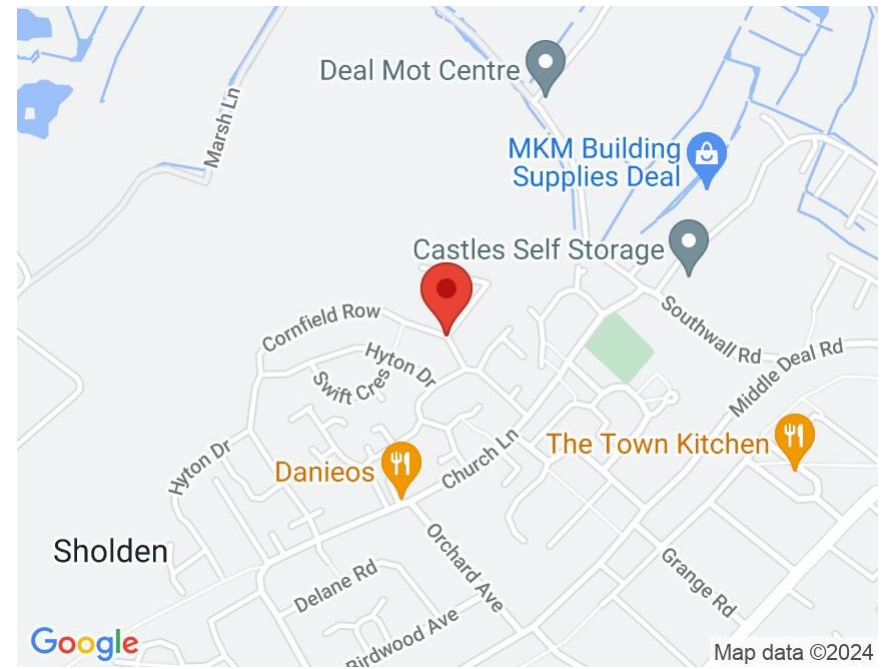


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

W.C / Cloakroom

Living Room

14'4" x 12'2" (4.37m x 3.71m)

Kitchen / Dining Room

15'4" x 8'9" (4.67m x 2.67m)

First Floor Landing

Bedroom One

11'10" x 9'5" (3.61m x 2.87m)

En-Suite Shower Room

5'6" x 5'4" (1.68m x 1.63m)

Bedroom Two

7'6" x 9'3" (2.29m x 2.82m)

Bedroom Three

7'7" x 5'9" (2.31m x 1.75m)

Family Bathroom

6'1" x 5'9" (1.85m x 1.75m)

Rear Enclosed Garden

Driveway

