



Jenkinson  
realestates

Hamilton Road

Deal

Asking Price £224,995

# Freehold

Energy Performance Rating = TBC

Mid Terrace Home

Offering Two Bedrooms

Front and Rear Gardens

Two Reception Rooms

No Onward Chain Complications

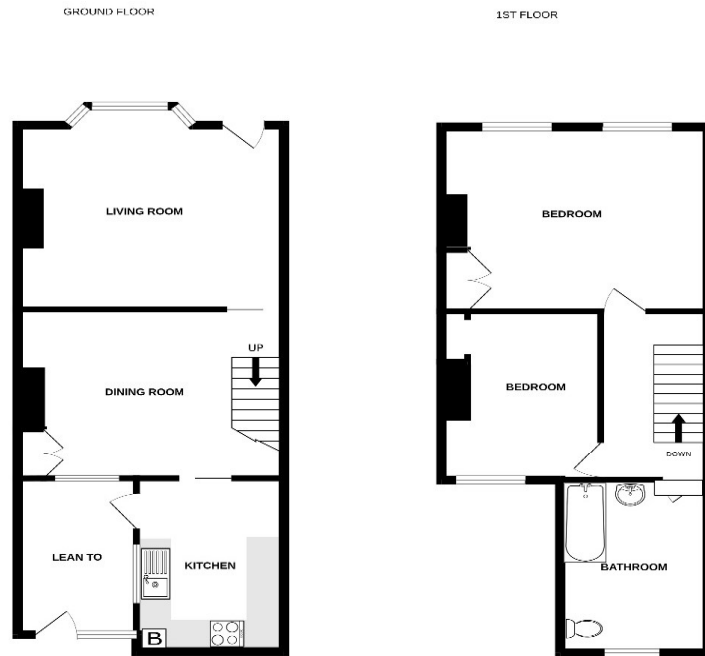
Close to Local School

Jenkinson Estates are delighted to bring to the market this period bay fronted property. The property is offered with no onward chain complications. Ideal for anyone looking for that first step onto the housing ladder or indeed anyone looking to expand a buy to let portfolio. The property is versatile and offers ground floor accommodation that consists of a spacious bay fronted living room and a separate dining area and kitchen to the rear. To the first floor there are two double bedrooms, and a spacious family sized bathroom. The important outside space is provided with a rear garden that is approaching 60ft and of a southerly aspect. This is the chance to own a lovely terrace home in Deal and within walking distance to the town and seafront. The property has gas central heating and double glazing. All viewings are strictly by appointment and exclusively via Jenkinson Estates.



Council Tax Band B





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;

**Living Room**

13'9" x 11'8" (4.19m x 3.56m)

**Dining Room**

13'9" x 12'9" (4.19m x 3.89m)

**Kitchen**

10'5" x 7'10" (3.18m x 2.39m)

**First Floor Landing**

**Bedroom One**

13'8" x 11'5" (4.17m x 3.48m)

**Bedroom Two**

13'8" x 8'0" (4.17m x 2.44m)

**Bathroom**

10'9" x 8'0" (3.28m x 2.44m)

**Rear Gardens**

