



Jenkinson realestates

Meryl Gardens Walmer  
Deal  
Asking Price £285,000

# Freehold

Energy Performance Rating = C

Semi Detached House

Offering Three Bedrooms

Extended To The Ground Floor

Living Room/Dining Room

Kitchen

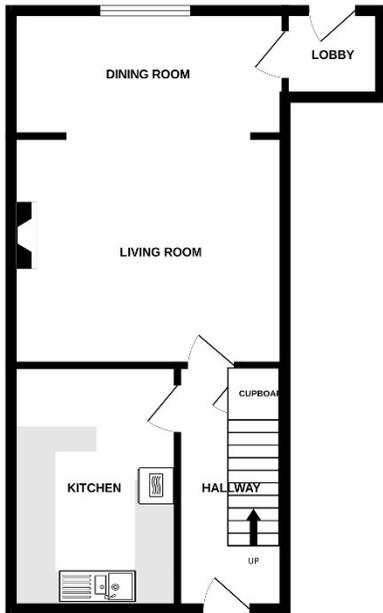
Wet Room

Jenkinson Estates are pleased to offer this three bedroom semi-detached house in the popular cul-de-sac location of Meryl Gardens, Walmer. Located within walking distance to Walmer train station this semi-detached home offers great potential. Accessed via a porch with door leading through to the hallways, this then gives access to the kitchen and the extended living room/dining room. The first floor offers two double bedrooms, single bedroom and a wet room. There is a mature garden to the front of the property which is laid to lawn and offers a variety of shrubs and plants, the garden to the rear again is laid to lawn and well stocked with a variety of trees and shrubs and patio area. Also, with this property comes a long drive with ample parking leading to a single garage with personal door to garden. This property comes to the market with No Onward Chain complications and is available for immediate viewings. All viewings are by appointment via Jenkinson Estates.

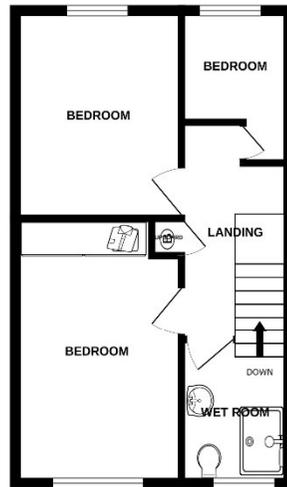




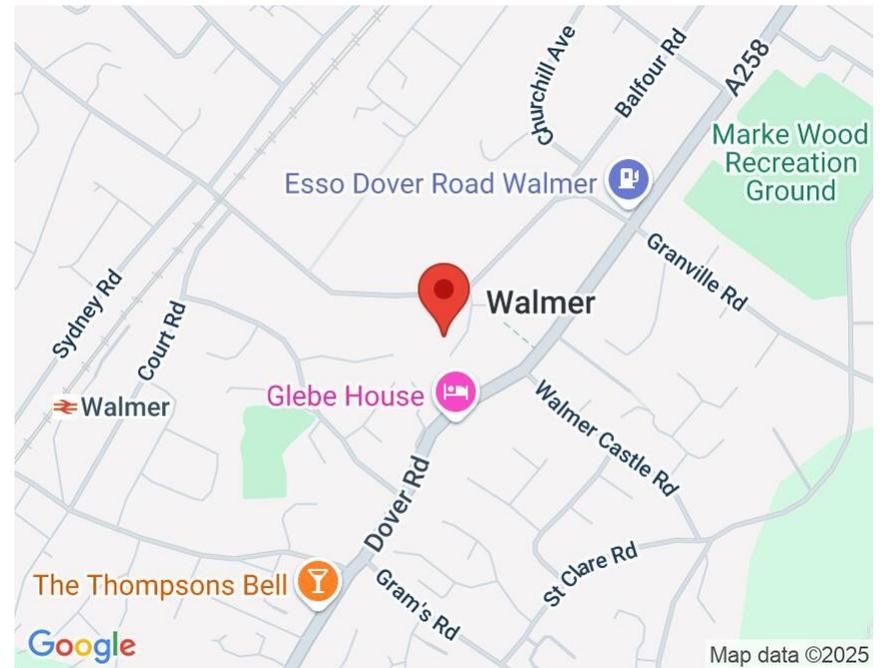
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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**Accommodation**

Entrance Hall

Kitchen

13'1" x 9'0" (3.99m x 2.74m)

Living Room/Dining Room

20'4" x 10'9" (6.20m x 3.28m)

Lobby

**First Floor**

Bedroom

9'2" x 9'2" (2.79m x 2.79m)

Wet Room

5'7" x 5'8" (1.70m x 1.73m)

**Bedroom**

9'9" x 8'0" (2.97m x 2.44m)

Bedroom

7'2" x 6'6" (2.18m x 1.98m)

Front Garden

Rear Garden

Garage

**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.

