



Jenkinson realestates

Park Avenue

Deal

Asking Price £315,000

Freehold

Energy Performance Rating = E

Semi Detached Home

Offering Three Bedrooms

Ample Off Road Parking

Expansive Rear Garden

Outbuilding Including Shower Room

Popular Location Close to Town

Jenkinson Estates are pleased to bring to the market this 1930's semi detached home in the ever popular location of Park Avenue, Deal. The vibrant town centre of Deal is within walking distance, as is the mainline railway station with its fast links to London St Pancras. Victoria Park and the Tides Leisure Centre again are just a few minutes away on foot. The property offers spacious accommodation that is accessed via an entrance hallway that leads to the dining room. From there the property continues to a living room, accessed via double sliding doors, the kitchen and a conservatory. The first floor continues to impress with three bedrooms, two doubles and the third a good size single. The accommodation is completed with a shower / wet room. Externally the property boasts a rear garden, which is mostly laid to lawn and is in excess of 100ft. There is the additional bonus of an outbuilding that offers two rooms and a separate shower room. To the front, and side of the property, there is a driveway that provides ample off road parking. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



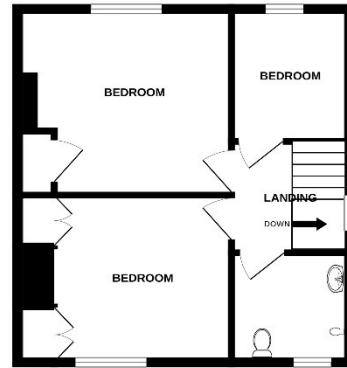
Council Tax Band C



GROUND FLOOR



1ST FLOOR

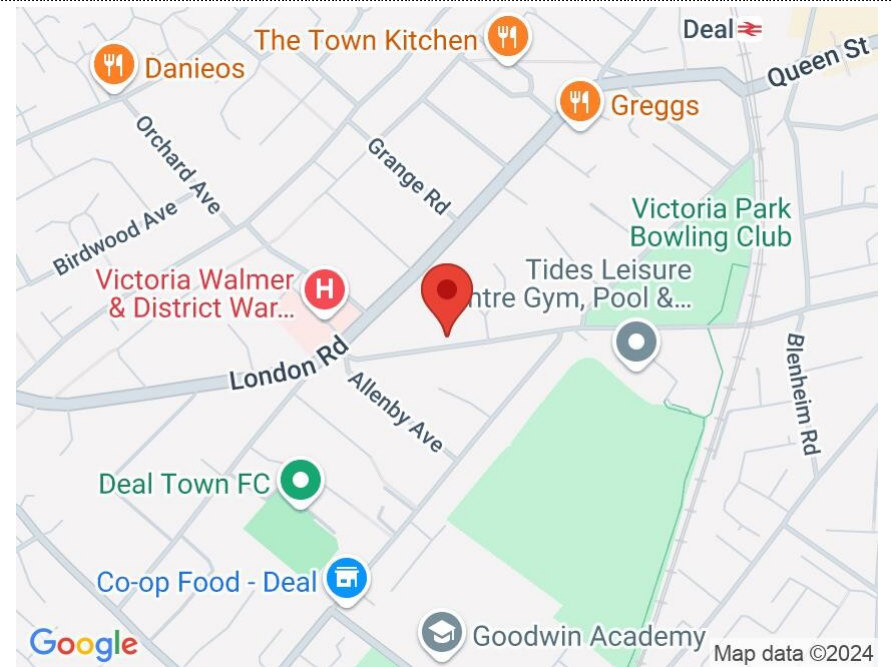


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used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

- Porch
- Entrance Hall
- Living Room
12'1" x 10'5" (3.68m x 3.18m)
- Dining Room
13'1" x 10'4" (3.99m x 3.15m)
- Kitchen
8'7" x 5'9" (2.62m x 1.75m)
- Conservatory
10'0" x 9'0" (3.05m x 2.74m)
- Ground Floor W.C.

First Floor Landing

- Bedroom One
11'7" x 10'5" (3.53m x 3.18m)
- Bedroom Two
11'7" x 9'4" (3.53m x 2.84m)
- Bedroom Three
7'7" x 6'0" (2.31m x 1.83m)
- Shower / Wet Room
- Rear Garden
In Excess Of 100ft
- Off Street Parking
- Outbuilding

