



Jenkinson realestates

Trinity Place

Deal

Asking Price £254,995



# Freehold

Energy Performance Rating = C

End of Terrace Home

Offering Three Bedrooms

Mature Front and Rear Gardens

Spacious Kitchen / Breakfast Room

Ground Floor W.C.

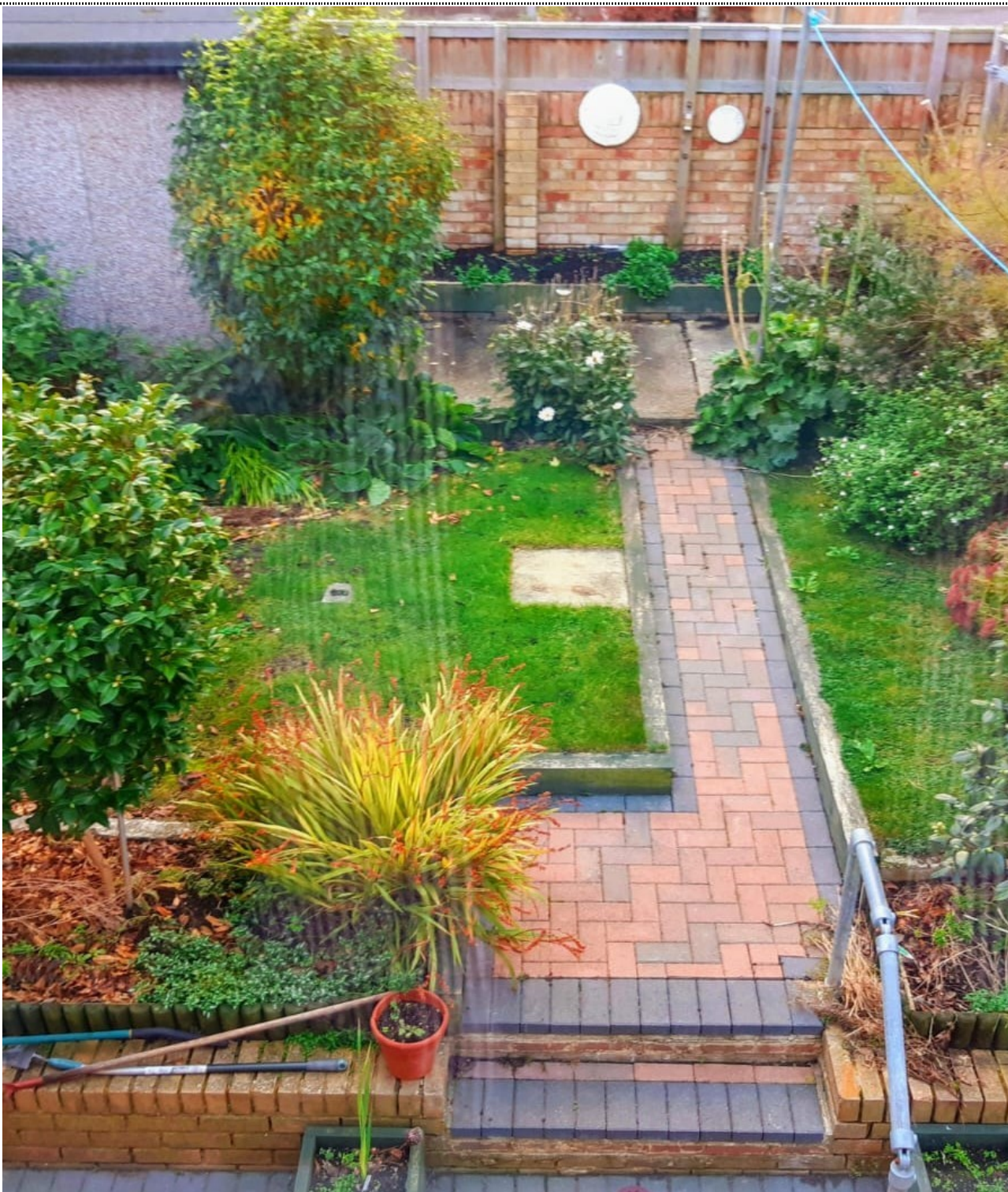
No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this end of terrace home situated in the ever popular cul-de-sac location of Trinity Place, Deal. The property comes to the market with no onward chain complications and really must be viewed to be appreciated. Accessed into a spacious hallway, the ground floor opens to the kitchen / breakfast room and to the sitting / dining room. The ground floor is completed with a separate W.C. / utility room which has the option to be used as a downstairs shower room. The first floor continues to impress with three bedrooms, two doubles and the third a good size single. The accommodation is completed with the family bathroom. Externally the property offers front and rear gardens, both of which are laid to lawn, with the addition of hard standing to the rear. The property is double glazed throughout and has a gas fired central heating and also benefit from solar panels, which the vendor advises us that these 10 panels generate approximately £850per annum (for 2024). The property also benefits from a 15ft workshop which is located to the side of the house and includes mains power. A lovely home in a popular cul-de-sac location that really must be seen. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

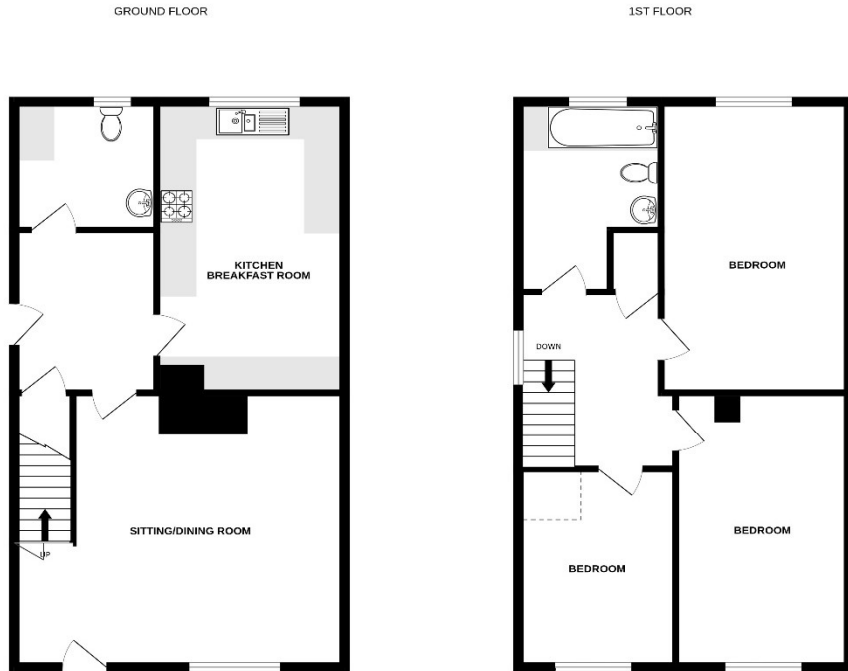


Council Tax Band B

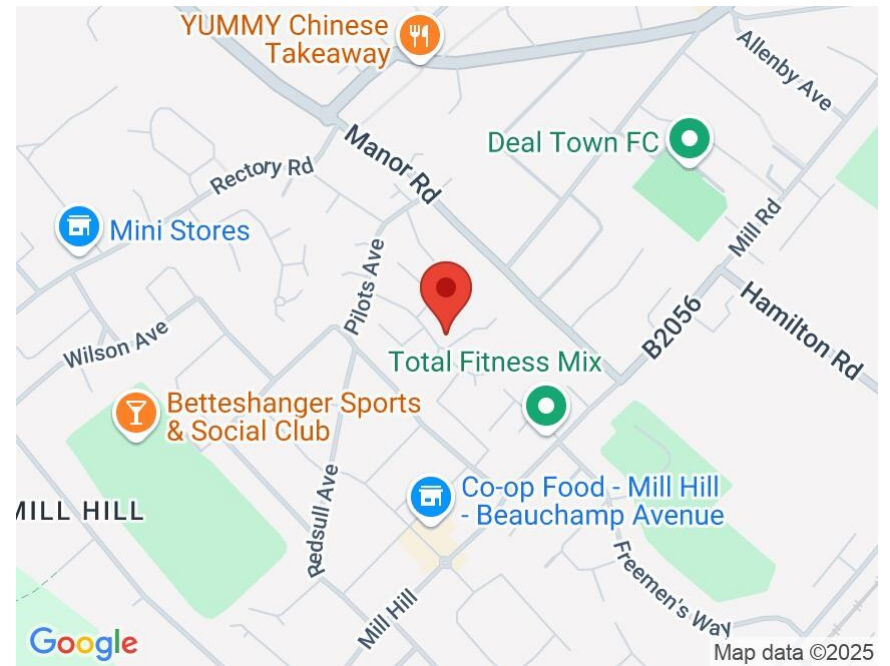








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Via;

Hallway

Kitchen / Breakfast Room

14'7" x 9'3" (4.45m x 2.82m)

Sitting / Dining Room

16'1" x 15'4" (4.90m x 4.67m)

Ground Floor W.C.

First Floor Landing

Bedroom One

15'2" x 9'3" (4.62m x 2.82m)

Bedroom Two

14'0" x 8'4" (4.27m x 2.54m)

Bedroom Three

9'2" x 7'3" (2.79m x 2.21m)

Family Bathroom

9'6" x 5'10" (2.90m x 1.78m)

Front and Rear Garden

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.

