



Jenkinson realestates

Ardent Avenue

Deal

Asking Price £499,950

Freehold

Energy Performance Rating = C

Modern Town House

Rear Enclosed Garden

Offering Four Bedrooms

Two En-Suite Shower Room

Off Road Parking

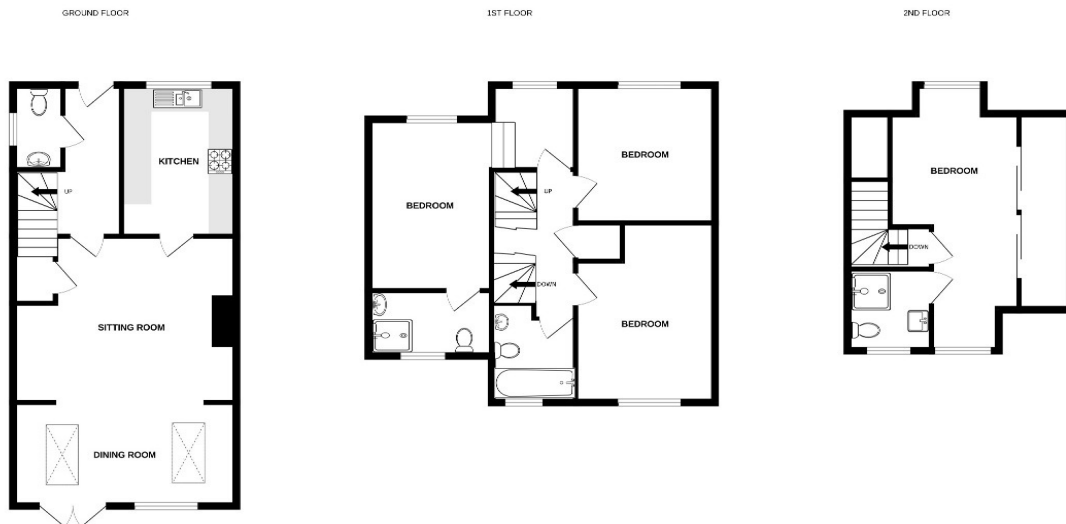
Beautifully Presented

Jenkinson Estates are pleased to bring to the market this modern town house in the ever popular location of Ardent Avenue, Walmer. The property, arranged over three floors, offers spacious accommodation throughout and really must be seen to be appreciated. Accessed via an entrance hallway, the property opens into a sitting / dining room which leads to the kitchen. The ground floor is completed with a separate W.C. The first floor continues to impress with three bedrooms, one of which benefits from an en-suite shower room and the family bathroom. The second floor offers an additional bedroom, complete with fitted wardrobes and an en-suite shower room. Externally the property has off road parking and an enclosed rear garden. The property is double glazed throughout and has a gas fired central heating system. A very nice example of these modern town houses, situated in an increasingly popular residential development. All viewings are by appointment and exclusively via Jenkinson Estates.

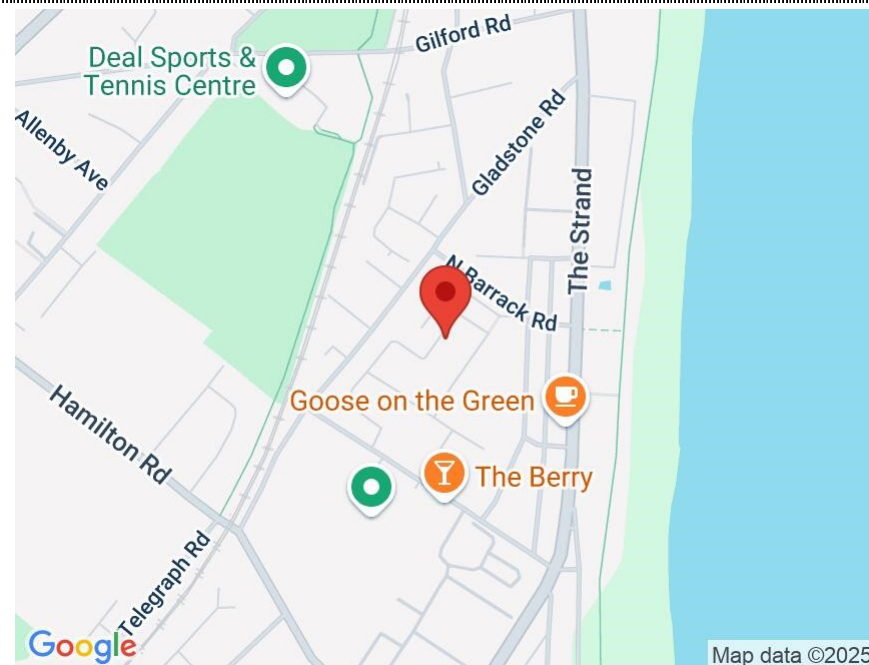
Council Tax Band E







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.
Made with Metropix 03/25



Accommodation

Entrance Hall

Downstairs Cloakroom

Sitting Room/Dining Room

20'5" x 15'0" (6.22m x 4.78m)

Kitchen

11'6" x 8'2" (3.51m x 2.49m)

First Floor Landing

Bedroom Two

13'4" x 8'10" (4.06m x 2.69m)

En-Suite Shower Room

Bedroom Three

12'1" x 8'11" (3.68m x 2.72m)

Bathroom

Second Floor

Bedroom One

24'6" x 9'11" (7.47m x 3.02m)

En-suite Shower Room

Front Garden

Rear Garden

Off Road Parking

Jenkinson Estates

4 West Street, Deal, Kent, CT14 6AE

01304 373 984

info@jenkinsonestates.co.uk

www.jenkinsonestates.co.uk

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.

