



Jenkinson realestates

Colmanton Grove

Deal

Asking Price £335,000

Freehold

Energy Performance Rating = B

Modern Semi Detached Home
Front and Rear Gardens

Offering Three Bedrooms
Spacious Living / Dining Room

Driveway and Car Barn
Popular Development

Jenkinson Estates are pleased to bring to the market this spacious semi detached home, located in the modern development of Sholden Fields. This semi detached home offers a wealth of accommodation and is accessed via an entrance hallway that leads into the spacious living / dining room, with double doors that open onto the rear enclosed garden. To the front of the property is the kitchen and a separate W.C. The first floor continues to impress with three bedrooms, the master having fitted wardrobes. The family bathroom completes this level. There is an enclosed well maintained rear garden with patio area, raised decking and a gated access leading to the car barn and off road parking. All viewings are by appointment via the Sole Agent Jenkinson Estates.

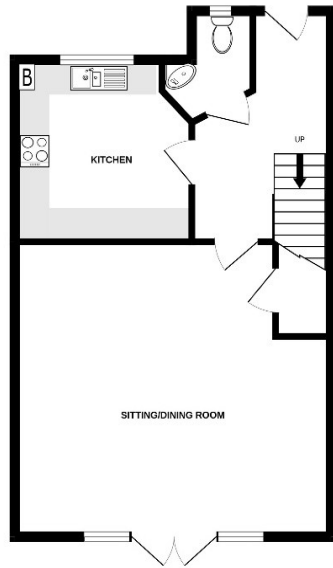


Council Tax Band C

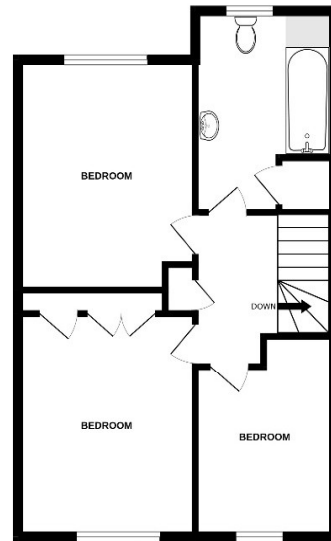
Estate Charges - Approx. £500.00p/a



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 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;

Hallway

Cloakroom / W.C.

Kitchen

10'0" x 8'2" (3.05m x 2.49m)

Living / Dining Room

15'1" x 14'8" (4.60m x 4.47m)

First Floor Landing

Bedroom One

11'3" x 8'2" (3.43m x 2.49m)

Bedroom Two

10'9" x 8'2" (3.28m x 2.49m)

Bedroom Three

9'6" x 6'7" (2.90m x 2.01m)

Family Bathroom

8'2" x 6'7" (2.49m x 2.01m)

Driveway and Car Port

Rear Garden

