



Jenkinson  
realestates

Salisbury Road

Walmer

Asking Price £455,000

**Freehold**

108 SQ. Metres (1162.50 SQ. Feet)

Council Tax: E

EPC Rating = C

Detached Home

Offering Four Bedrooms

Driveway and Garage

Two Reception Rooms

Front and Rear Gardens

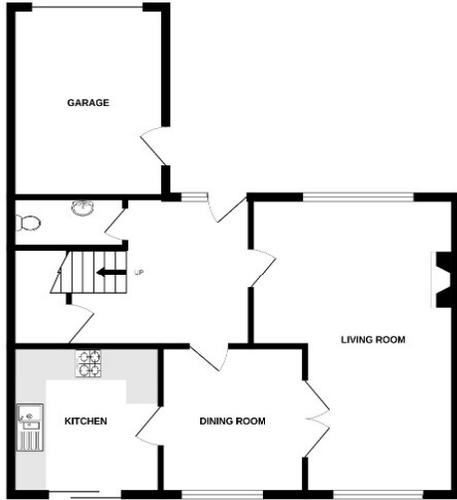
No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this modern detached home in the popular location of Salisbury Road, Walmer. Offering extensive space throughout, this property really must be viewed to be appreciated. The property is accessed into an entrance hallway which leads to the two reception rooms, the living room and dining room. The living room is a dual aspect overlooking both the front and rear gardens and has double doors leading to the dining room. The kitchen is accessed from the dining room and also open onto the rear garden. The ground floor is completed with a W.C. The first floor continues to impress with the spacious landing that leads to the bedrooms, three of which are doubles and the fourth being a good size single / office. Externally the property offers parking in the form of a paved driveway which leads to the garage. The front and rear gardens are both a good size and are mostly laid to the lawn. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.





GROUND FLOOR



1ST FLOOR

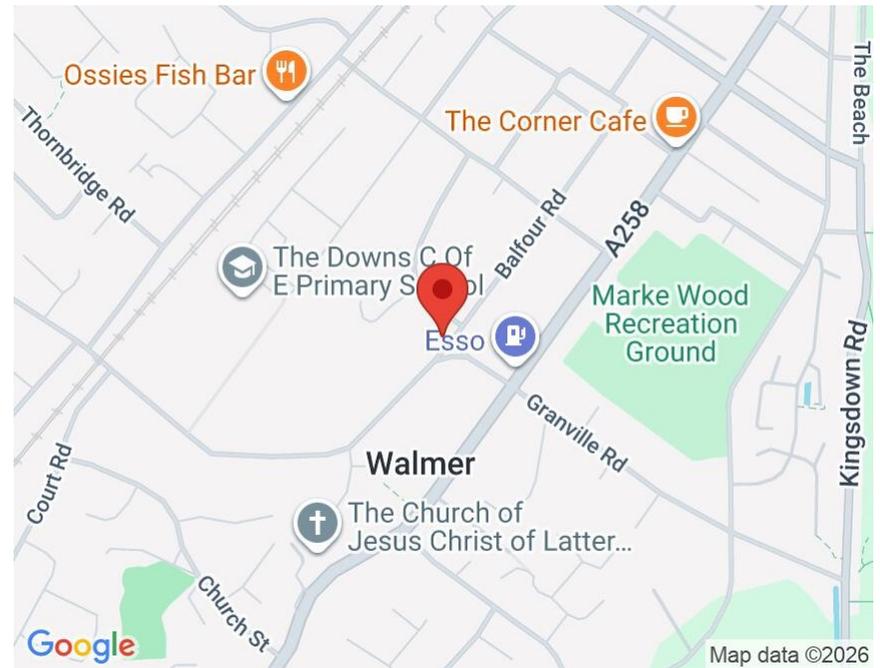


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Living Room**  
19'1" x 14'0" (5.82m x 4.27m)  
**Dining Room**  
9'11" x 7'1" (3.02m x 2.16m)  
**Kitchen**  
10'1" x 10'0" (3.07m x 3.05m)

First Floor Landing

**Bedroom One**  
14'1" x 9'11" (4.29m x 3.02m)

**Bedroom Two**  
11'10" x 9'0" (3.61m x 2.74m)  
**Bedroom Three**  
10'0" x 9'0" (3.05m x 2.74m)  
**Bedroom Four**  
8'1" x 8'1" (2.46m x 2.46m)  
**Family Bathroom**  
7'0" x 5'0" (2.13m x 1.52m)  
**Separate W.C**

**Driveway and Garage**  
**Front and Rear Gardens**

