



Jenkinson realestates

St Leonards Road

Deal

Asking Price £405,000



**Freehold**

121 SQ. Metres (1302.43 SQ. Feet)

Council Tax: D

EPC Rating = D

Semi Detached Home

Offering Four Bedrooms

Off Road Parking

Front and Rear Gardens

Two Reception Rooms

No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this substantial semi detached home in the ever popular location of St Leonards Road, Deal. This property, which really must be viewed to be appreciated, comes to the market with no onward chain complications. The ground floor is accessed via an entrance porch that leads into a hallway which in turn, opens to the accommodation including a dining room, separate sitting room, kitchen and a ground floor W.C. The ground floor is completed with a utility area that is located off the kitchen. The first floor continues to impress with the four bedrooms, three of which are doubles, a family bathroom and a separate W.C. Externally the property benefits from a good size rear garden, that is approaching 100ft in length. There is also the added bonus off a front garden and a driveway which leads up the side of the property. The property is double glazed and has a gas fired central heating system. All viewings are by appointment via the Sole Agent Jenkinson Estates.

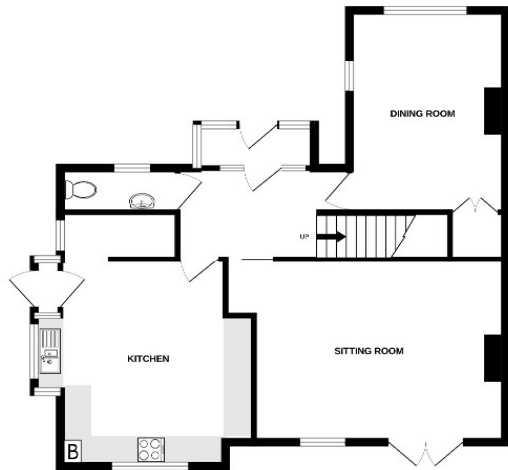




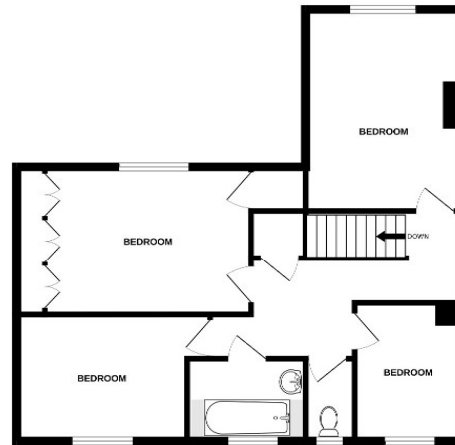




GROUND FLOOR



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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## Accommodation

Entrance Via;

Porch

Hallway

8'8" x 6'9" (2.64m x 2.06m)

Sitting Room

16'7" x 12'11" (5.05m x 3.94m)

Dining Room

12'9" x 10'8" (3.89m x 3.25m)

Kitchen

14'1" x 11'10" (4.29m x 3.61m)

Utility Area

Rear Porch

## First Floor Landing

Bedroom One

12'10" x 10'9" (3.91m x 3.28m)

Bedroom Two

11'4" x 10'6" (3.45m x 3.20m)

Bedroom Three

9'4" x 8'4" (2.84m x 2.54m)

Bedroom Four

8'4" x 6'9" (2.54m x 2.06m)

Bathroom

5'9" x 4'9" (1.75m x 1.45m)

Separate W.C.

Front and Rear Gardens

Driveway

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.

