

"...with an open aspect to the front and rear."



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49
Glack Road



INDEPENDENT
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Agents

Established 100 years



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Distances

- Deal town centre 1 mile
- Sandwich 5 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes
(By HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.

Summary

- Dining Room
- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Fully enclosed rear Garden
- Detached double Garage
- Vehicular and pedestrian rear access

49 Glack Road Deal, Kent CT14 9ND

A mid-terrace family house situated in a popular location with an open aspect to the front and rear.



49 Glack Road is a mid-terrace family home situated in a popular location close to local shops, schools and amenities and about 1 mile from the town centre, station and sea front. The house has been extended at the rear, is well presented and features include coved ceilings, double glazing and a large garden to the rear.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018, 2020 and again 2021 it was mentioned in the Sunday Times as one of the "Best Places to Live" in the UK. The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:

GROUND FLOOR

A part glazed front door opens to the **Entrance Hall** Built-in cupboard under stairs. **Dining Room** Square bay window, panelling and dado rail to one wall. **Living Room** Tiled surround fireplace

with tiled hearth (*currently sealed off*). **Kitchen** Fitted in matching natural wood units comprising: stainless steel single drainer sink unit set in worktop with drawers, cupboards and plumbing for washing machine under. Further worktop with cupboards under and wall cupboard over. Wall mounted gas fired boiler. A third worktop with drawers and cupboards under, built in cupboards to the side and integrated 4 burner gas hob with extractor hood and wall cupboards over and built in electric oven under. Glazed door to Garden.

A staircase leads from the Entrance Hall to:

FIRST FLOOR

Landing Access to **Loft**. **Bedroom 1** with Dressing Area overlooking the rear garden. **Bedroom 2 (front)**. **Bedroom 3**. **Bathroom** Fully tiled walls. Panelled bath with overhead shower, pedestal wash basin, close coupled w.c., chrome ladder towel rail.

OUTSIDE

To the front of the house a wrought iron gate opens to a small front garden bounded by a dwarf wall, mainly paved and with flower beds with shrubs.

To the rear of the house the Kitchen opens onto a large full-width deck area with outside lighting and water supply leading onto a fully enclosed **Garden** which is mainly laid to lawn with flower borders to the sides stocked with a variety of flowering plants and shrubs. There is a vehicular and pedestrian access at the rear to a detached **Double Garage** with up-and-over main door, personal door and further double doors opening to the rear Garden.





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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas Central Heating.

Local Authority:

Dover District Council
Telephone 01304 821199.
email: customerservices@doover.gov.uk

Council Tax:

Band C
£1,755.00 per annum
2021/22

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Property Ref. **F8243**

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Ground Floor

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Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**

29 Victoria Road . Deal . Kent CT14 7AS . t: 01304 374071 . e: sales@brightandbright.co.uk



Total Area (As per EPC)
Approx. 71.9 sq. metres (774 sq. feet)

Energy Efficiency Rating		Current	Potential
Very poor (defunct) - lower rating code			
(95-100)	A		87
(85-94)	B		
(75-84)	C	72	
(65-74)	D		
(55-64)	E		
(45-54)	F		
(35-44)	G		
EU Energy label - lower rating code			
England & Wales			
EU Directive 2002/91/EC			

EPC



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