



16 MENZIES AVENUE

"...detached bungalow situated in a quiet and convenient location"

16 Menzies Avenue, Walmer CT14 7QZ

GUIDE PRICE: £345,000

**A DETACHED BUNGALOW
BELIEVED TO DATE
FROM THE 1960'S,
SITUATED IN A QUIET AND
CONVENIENT LOCATION**

- Sitting Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Fully enclosed Garden
- Off-road Parking
- Garage

16 Menzies Avenue is a detached bungalow, believed to date from the 1960's, situated in a quiet and convenient location in Upper Walmer. Within walking distance of Walmer Station and local amenities, the property also benefits from a separate Garage to the side, off-road Parking and a good sized Garden. The property has been well maintained throughout and could now benefit from some modernisation and has potential to extend if required.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In 2020 and again in 2021 The Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed services to St Pancras and good access to the





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C	74	
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Channel Ports and Tunnel Terminal, Canterbury and the motorway network. A full range of private & state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities.

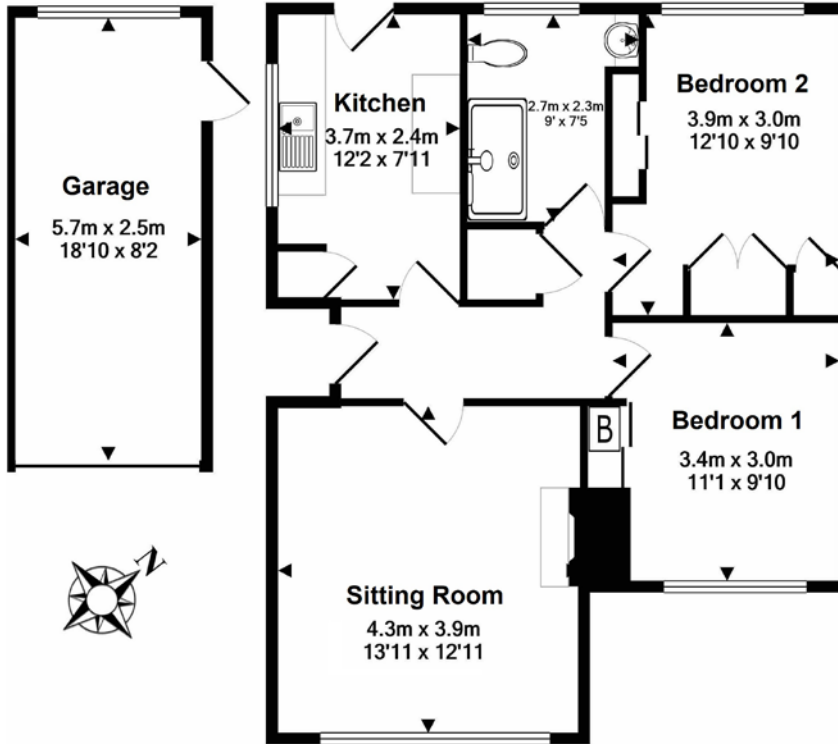
Accommodation comprising of:

GROUND FLOOR

Front door opens to **Entrance Hall** Built-in linen cupboard. Door leads in to the **Kitchen** Shelved cupboard, worktop incorporating single bowl and drainer composite sink with mixer tap over and a range of drawers and cupboards under, plumbing space for washing machine, door out to the Garden. Further worktop with additional range of cupboards and drawers under and matching wall units over, space for fridge/freezer, space for cooker. **Sitting Room** Stone clad coal effect gas fire with mantelpiece over. **Bedroom 1** (front) Cupboard housing wall mounted gas fired Gloworm boiler. **Bedroom 2** (rear) Built-in wardrobe cupboards. **Shower Room** Part tiled walls, large walk in shower, close coupled low level w.c., wash handbasin set in vanity unit, ladder towel rail and access to **Loft**.

OUTSIDE

The property is set back from the road with a front garden comprising mostly of lawn bordered by some flower beds. At the side there is a concrete driveway with **Parking** for 2-3 cars, leading to a brick built **Garage** with electric roller door. To the rear of the bungalow the **Garden** is laid mainly to lawn, bounded by beds with a variety of shrubs including rosemary, fuchsia



TOTAL APPROX. FLOOR AREA 73.2 SQ.M. (787 SQ.FT.)

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and jasmine. Small **Garden Shed**.
Outside lighting, outside water supply.

GENERAL INFORMATION

TENURE: Freehold

SERVICES: All mains services connected

LOCAL AUTHORITY: Dover District Council Telephone 01304 821199. email: customerservices@dover.gov.uk

COUNCIL TAX: BAND D - £1,973.00 per annum 2021/22

VIEWING: Strictly by appointment with the agents.

Property Ref F8263



29 Victoria Road, Deal, Kent
CT14 7AS

01304 374071

sales@brightandbright.co.uk

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.