



**30 Campbell Road, Walmer**

In Excess of **£350,000**



# 30 Campbell Road

Walmer, Deal

**\*\*This property is in immaculate condition and is being sold chain free\*\***

Miles and Barr are delighted to be able to offer to the market this mid terrace house located in a sought after area of Walmer. It is conveniently situated within a short walking distance of the unspoiled Seafront, Walmer Green, Local Shops and the Train Station which has High Speed Links to London.

As you walk into the property you'll find the lounge, kitchen diner and utility leading to the WC. On the first floor you'll find one double bedroom, very spacious landing and a family bathroom with underfloor heating. The second floor has another good sized double.

Call Miles and Barr to arrange your appointment to view today!

- Separate Lounge
- Immaculately Presented Two Bedroom House
- Downstairs WC
- Courtyard Garden
- Kitchen Diner
- Very Close To The Sea







**Entrance**

**Entrance Hall**

**Lounge**

Dimensions: 3.4 / 3.5 (11'1" / 11'5").

**Kitchen Diner**

Dimensions: 3.5 / 3.5 (11'5" / 11'5").

**WC**

**Utility**

Dimensions: 1.4 / 3.2 (4'7" / 10'5").

**First Floor**

**Landing**

Dimensions: 3.4 / 3.4 (11'1" / 11'1").

**Bedroom One**

Dimensions: 3.5 / 3.6 (11'5" / 11'9").

**Bathroom**

Dimensions: 1.6 / 2.9 (5'2" / 9'6").

**Second Floor**

**Bedroom Two**

Dimensions: 3.4 / 3.5 (11'1" / 11'5").

**Exterior**

**Rear Garden**





FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 334 sq. ft, FLOOR 2: 326 sq. ft  
 FLOOR 3: 76 sq. ft, EXCLUDED AREAS:  
 PATIO: 76 sq. ft, REDUCED HEADROOM BELOW 1.5M: 48 sq. ft  
 TOTAL: 736 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)