



## 92 CANNON STREET

" ... within walking distance of the town centre, station and sea front"

92 Cannon Street, Deal, Kent CT14 6PZ

**GUIDE PRICE: £345,000**

**A MOST ATTRACTIVELY  
PRESENTED AND WELL  
MODERNISED END OF  
TERRACE COTTAGE  
SITUATED WITHIN  
WALKING DISTANCE OF  
THE TOWN CENTRE,  
STATION AND SEA FRONT.**

- Sitting Room
- Dining Room
- Breakfast Room
- Kitchen
- 2 Bedrooms
- Fully enclosed Garden
- Off-road Parking

92 Cannon Street is a most attractively presented and well modernised end of terrace of 4 cottages, situated in a cul-de-sac, close to farmland and within walking distance of the town centre, station and sea front. The house has been well modernised and extended with features including attractive décor throughout, stripped pine doors, stripped wooden and painted floors.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In March 2018 the Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-



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speed services to St Pancras and good access to the Channel Ports & 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

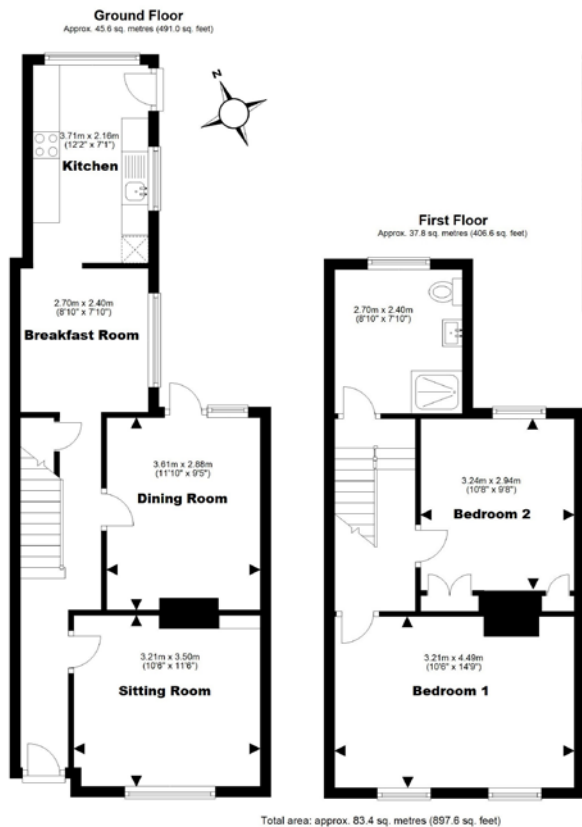
A recessed **Entrance Porch** with a part-glazed front door opens to the **Entrance Hall** Built-in cupboard under stairs. **Sitting Room** Recessed fireplace (currently sealed off) with fitted book/display shelves to the side. **Dining Room** Glazed door opening to Garden and fitted book/display shelves. **Breakfast Room** Cupboard housing wall mounted Ideal gas fired boiler. Opening to **Kitchen** Double aspect (north east and south east) Fitted in attractive matching units with oak worktops comprising porcelain single drainer sink set in worktop with built-in cupboards, dishwasher and washing machine under, further worktop with cupboards under and incorporating 4-burner gas hob with electric cooker under.

A staircase leads from the Entrance Hall to:

## FIRST FLOOR

**Landing** with access to **Loft**. **Bedroom 1** (front) Fitted book/display shelves. **Bedroom 2** Built-in wardrobe cupboard and further built-in shelved cupboard. **Shower Room** Half-tiled walls, fully tiled shower cubicle with drench shower and hand shower, pedestal wash basin, close coupled w.c. and chrome ladder towel rail.





**OUTSIDE** To the front of the house there is a Garden bounded by a dwarf brick and flint wall with a further lawned area of garden. To the front of the house there is **Parking** for 1/2 cars and to the side and the rear there is a fully enclosed **Garden** with paved patio area, lawn, flower borders and shrubs including lavender, laburnum, hydrangea and conifers. Pedestrian side and rear access, timber built garden shed, outside lighting, and outside water supply.

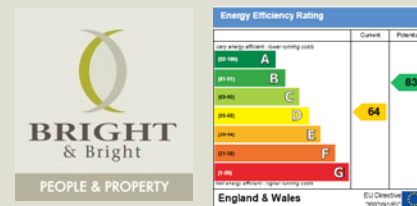
### GENERAL INFORMATION

**TENURE:** Freehold

**SERVICES:** All mains services connected. Gas central heating.

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

**COUNCIL TAX: BAND B** - £1,412.16 per annum 2019/20 **Property Ref:** F8000



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### 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.