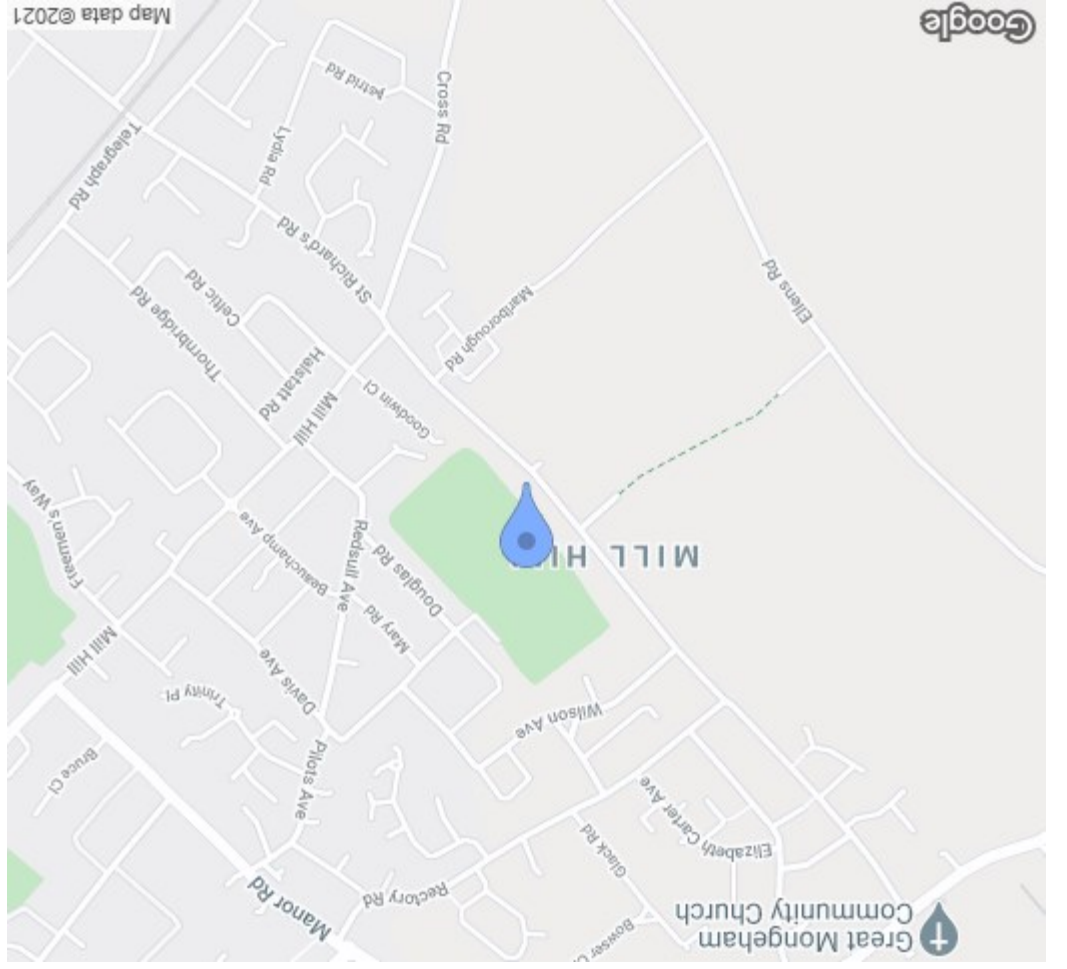


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)

**miles & barr**  
YOUR PROPERTY AGENT  
30 Queens Street, Deal, Kent, CT14 6ET  
t. 01304 800555 e. deal@milesandbarr.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
	66
	85



**146 ST. RICHARDS ROAD, DEAL**



**146 ST. RICHARDS ROAD  
DEAL** **OFFERS OVER £275,000**



- Three Bedroom Home
- Ideal for Families
- Within Walking Distance to Local Amenities
- Fitted Kitchen
- Large Lounge/Diner
- Downstairs Cloakroom
- Garage And Shed
- Popular Location
- End Of Chain

## LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

## ABOUT

\*\*\*\*\*IDEAL FAMILY HOME\*\*\*\*\*

Miles and Barr are delighted to be offering to the market this three bedroom semi detached house with driveway parking garage and good sized rear garden. The property is ideally situated for local amenities and local schools.

The accommodation comprises of a kitchen with integrated appliances, large open plan lounge/diner, downstairs cloakroom. To the first floor there are three bedrooms and the family bathroom.

Externally the property boasts parking for two cars and has a good sized garden with a garage and shed.

Please arrange you viewing with Miles and Barr.

## DESCRIPTION

Entrance  
 Entrance Porch  
 Entrance Hall  
 WC 8' x 3' (2.44m x 0.91m)  
 Lounge/Diner 29'5 x 12'7 (8.97m x 3.84m)  
 Kitchen 11'9 x 6'6 (3.58m x 1.98m)  
 First Floor  
 Landing  
 Bedroom One 15'10 x 8'11 (4.83m x 2.72m)  
 Bedroom Two 13'6 x 8'11 (4.11m x 2.72m)  
 Bedroom Three 9'7 x 6'7 (2.92m x 2.01m)  
 Bathroom 6'7 x 5'6 (2.01m x 1.68m)  
 Exterior  
 Front Garden  
 Garage  
 Rear Garden

