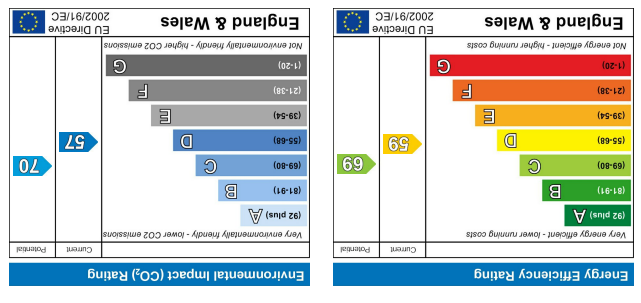


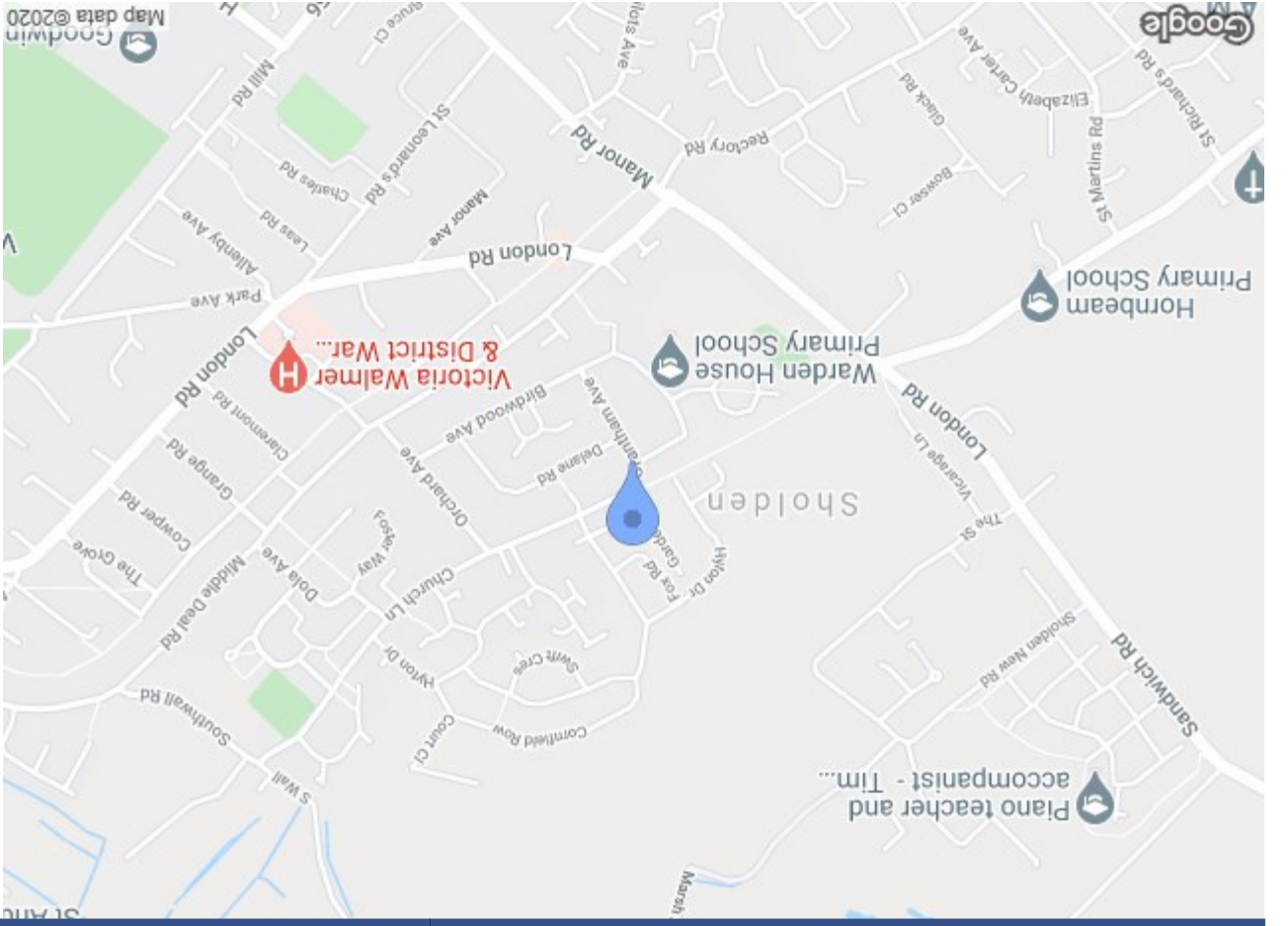
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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

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**DEAL**  
**29 GRANTHAM AVENUE**



**29 GRANTHAM AVENUE**  
**DEAL**  
**£280,000**

- Semi Detached House
- 3 Double Bedrooms
- Off Street Parking
- Recently Installed Kitchen
- Large Utility Space
- French Doors from Lounge & Kitchen
- Sunny Rear Garden
- Close to Town and Schools
- Part Boarded Loft With Ladder & Light

## 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

**\*GREAT FAMILY HOME WITH A CORNER PLOT AND OFF STREET PARKING!\***

Miles and Barr are delighted to be able to present to the market this Three Bedroom Semi-Detached Home in Grantham Avenue in Deal. Set in a popular location and being close to local schools and amenities, this property would make an ideal First Home or Small Family Home. The property is immaculately presented and the current owners have recently made significant improvements including decorating throughout, the kitchen has been replaced, air conditioning installed to the master bedroom and the garden has been improved.

In its current layout the property comprises of a Spacious Entrance Hall with a downstairs WC and understairs cupboard, a modern Kitchen which was only installed this year, a Utility Room which is very light and airy with skylights and has doors from the front to the rear gardens. There is also the Lounge accessed from the Kitchen or Hall. There are french doors from both the Kitchen and Lounge to provide access to the Rear Garden.

On the first floor there is the Landing, with three Double Bedrooms. Bedrooms One and Two are generous doubles, and Bedroom Three is a bit smaller, but could still take a double bed. The Family Bathroom is a 3 piece bath suite with a shower overhead and also has an airing cupboard built in. There is also access to the loft is part boarded with a ladder & light which houses the boiler.

Externally there is parking at the front for 3 cars, with a small front lawn. In the rear garden there is a gravel area at the side of the property which has two sheds, side access, and a lawn section with plant borders around. The rear garden benefits from plenty of sun which extends to late in the day.

Viewings can be arranged by calling Miles and Barr on 01304 800555 who are acting as Sole Agents.

## DESCRIPTION

### GROUND FLOOR

Entrance Hall

Cloakroom 5'3 x 2'10 (1.60m x 0.86m)

Kitchen/Diner 21'4 x 9'6 (6.50m x 2.90m)

Utility Room 12'1 x 7'6 (3.68m x 2.29m)

Lounge 12'8 x 12'2 (3.86m x 3.71m)

### FIRST FLOOR

Landing

Bedroom One 11'10 x 11'6 (3.61m x 3.51m)

Bedroom Two 11'6 x 9'10 (3.51m x 3.00m)

Bedroom Three 9'5 x 8'9 (2.87m x 2.67m)

Bathroom 7'10 x 4'11 (2.39m x 1.50m)

