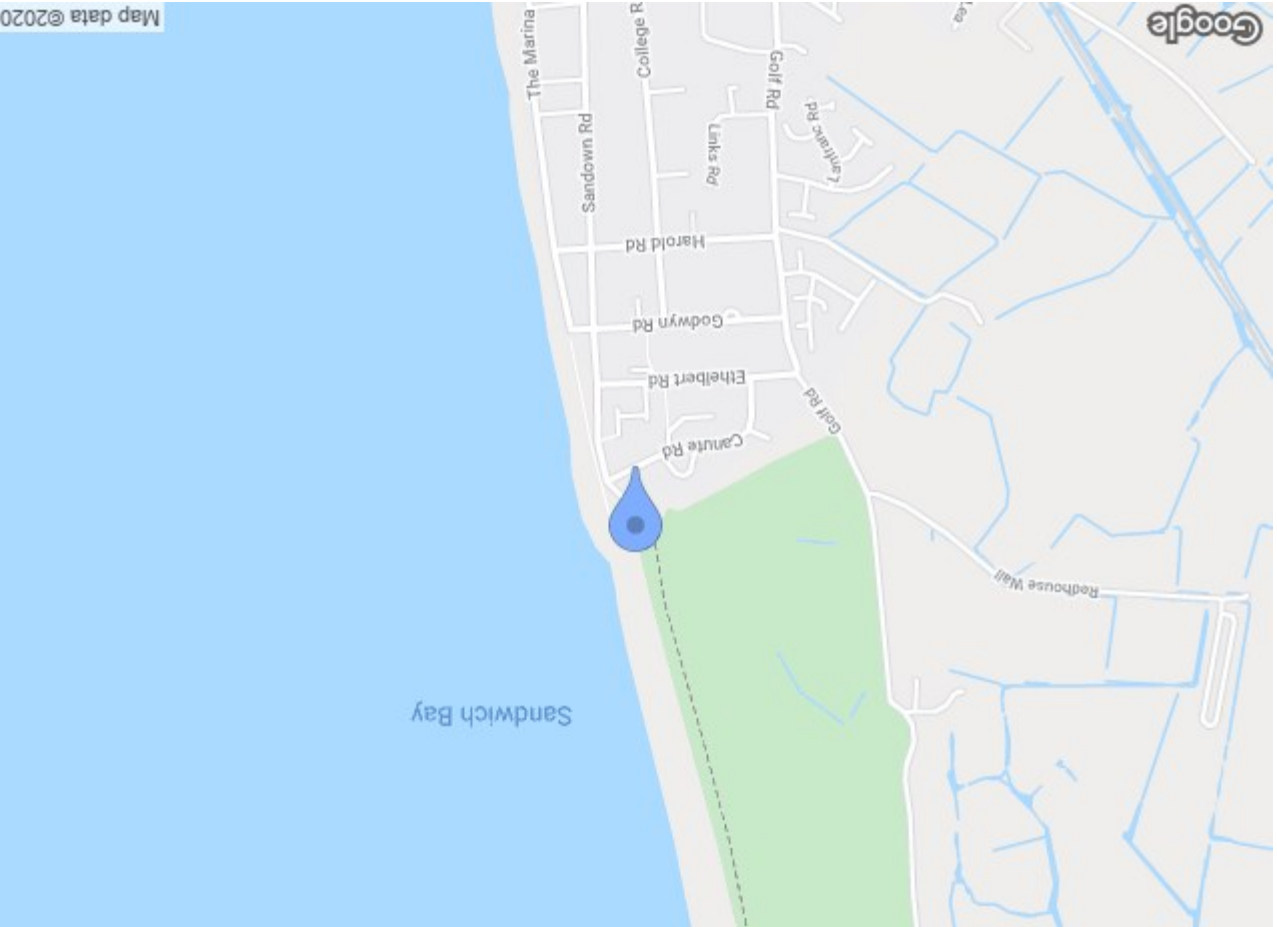
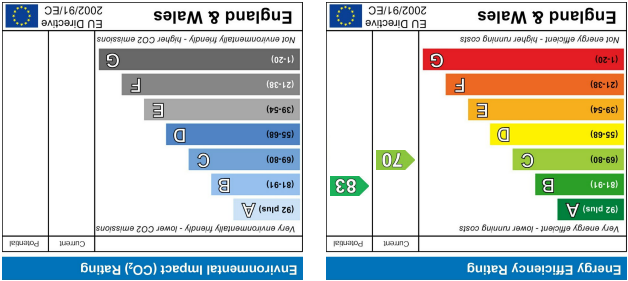


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



71 CANUTE ROAD
DEAL



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DEAL

£250,000

- No Onward Chain
- Great First Time Buy or Investment
- Close to Beach and Town
- Spacious Semi-Detached
- In Need of Some Modernisation
- Rear Garden with Side Access

ABOUT

GREAT FIRST TIME BUY OR INVESTMENT!

NO ONWARD CHAIN! Miles and Barr are presenting to the market this three bedroom semi detached property in Canute Road in Deal.

Close to local schools, the beach, town centre and transport links makes this an ideal home for a growing family. It does require modernisation throughout allowing for someone to put their own "stamp" on it.

In its current layout the property comprises of an Entrance Hallway, Lounge, Kitchen, Dining Room, then within a lean-to extension at the side is a Utility Room. On the First Floor there are Three Bedrooms, a Family Bathroom and an Airing Cupboard. Externally there is a small low maintenance front garden, and then a rear garden; also largely laid to lawn and with a small patio section and a shed.

The whole property does feel spacious and there is more size on offer than the majority of the 3 bedroom semi-detached houses in the area.

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

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.

DESCRIPTION

GROUND FLOOR

Entrance Hall

Lounge 12'7 x 12'7 (3.84m x 3.84m)

Kitchen 9'6 x 9'3 (2.90m x 2.82m)

Dining Room 9'10 x 9' (3.00m x 2.74m)

Utility Room

FIRST FLOOR

Landing

Bedroom One 12'8 x 8'8 (3.86m x 2.64m)

Bedroom Two 11'7 x 9'11 (3.53m x 3.02m)

Bedroom Three 8'9 x 7'8 (2.67m x 2.34m)

Bathroom 7'8 x 5'6 (2.34m x 1.68m)

Airing Cupboard

