

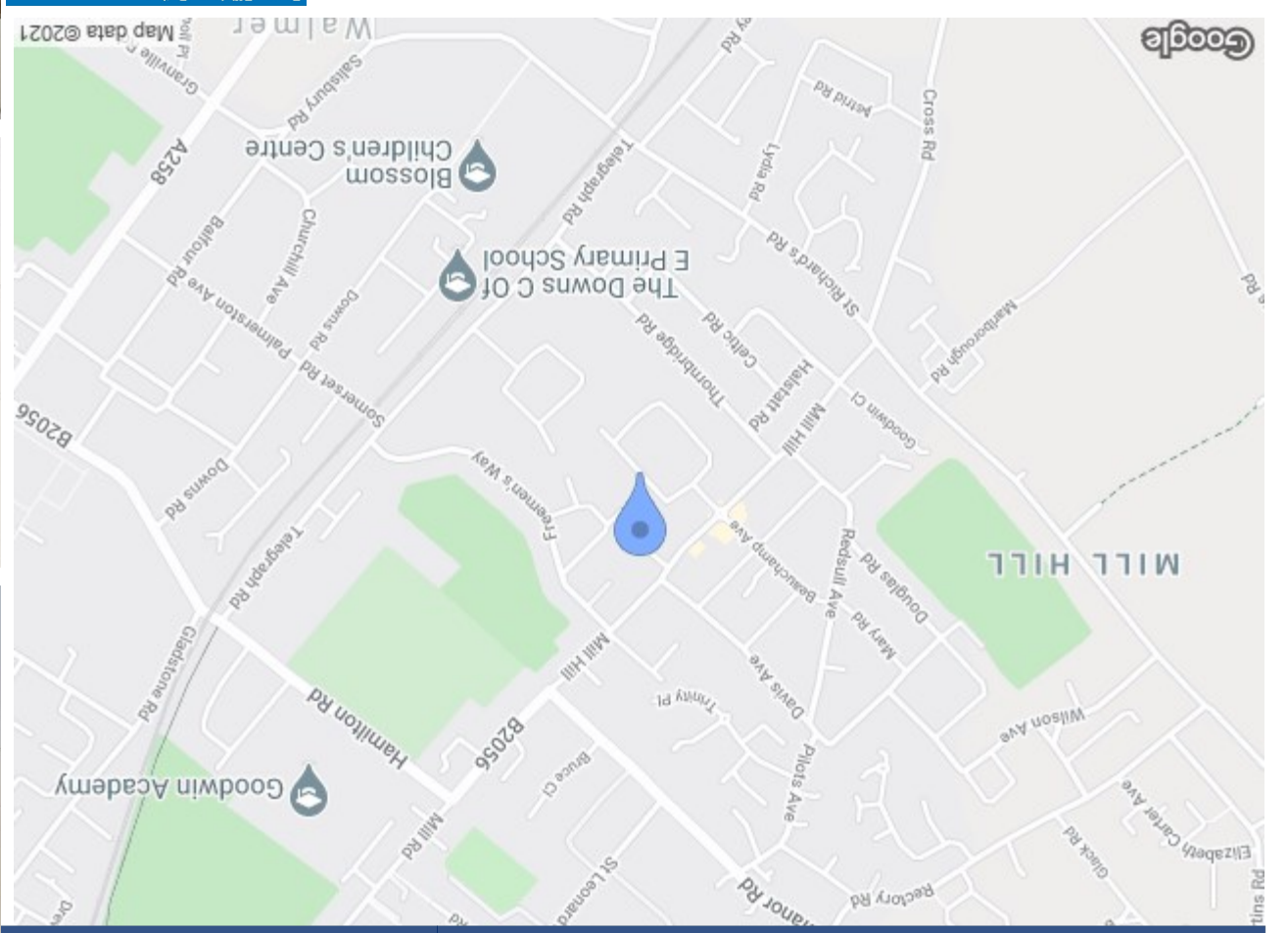
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87 plus)
Energy efficient - lower running costs	B (81-86)
Decent	C (69-80)
Energy inefficient - higher running costs	D (55-68)
Very energy inefficient - higher running costs	E (45-54)
	F (21-44)
	G (1-20)
	66
	86
Current	
Possible	



DEAL
26 COWDRAY SQUARE



26 COWDRAY SQUARE
DEAL
£245,000

- Semi Detached
- Three Bedrooms
- Situated In A Close
- Improved by Current Owner
- Close to Schools
- Good Sized Garden

ABOUT

WELL PRESENTED SEMI-DETACHED HOME IN COWDRAY SQUARE!

Situated in the close of Cowdray Square without busy passing traffic this semi-detached house would make an ideal first home or buy to let investment. Just a short walk from local amenities, schools and transport links this property has had modern updates including a Kitchen and Bathroom by the current owner. The Bathroom has been improved with a new 3 piece suite and shower overhead, with tiling all round. The Kitchen has a beautiful butler sink and wood worktops.

The property is in good condition throughout and in it's current layout comprises of an Entrance Porch, Lounge which leads to the Kitchen/Diner and Bathroom at the rear. On the First Floor there are Three Double Bedrooms, 2 of which are Doubles and then a smaller Single Bedroom.

Externally there is a front garden which could easily be converted to create off street parking if required. There is side access to the rear garden which is a good size and has a hardstanding outside the back door and then largely laid to lawn.

Viewings can be arranged by calling Sole Agents Miles and Barr on 01304 800555.

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 13'9 x 11'11 (4.19m x 3.63m)

Kitchen/Diner 11'9 x 7'9 (3.58m x 2.36m)

Bathroom 7'10 x 5'9 (2.39m x 1.75m)

FIRST FLOOR

Landing

Bedroom One 18'1 x 8'8 (5.51m x 2.64m)

Bedroom Two 11'2 x 10'4 (3.40m x 3.15m)

Bedroom Three 7'11 x 7'5 (2.41m x 2.26m)

