

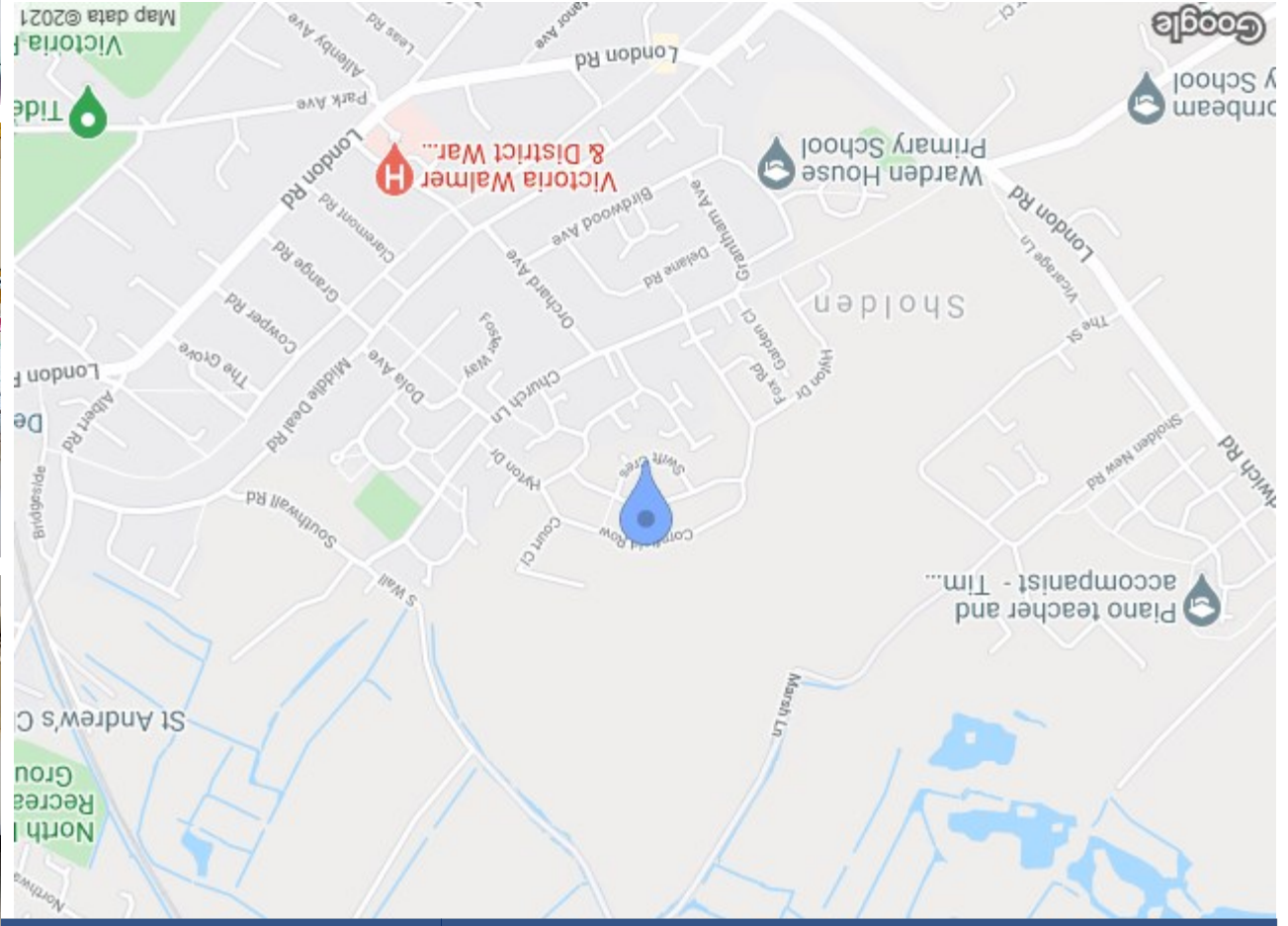
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Average	E (46-54)
Below average	F (21-39)
Very energy inefficient - higher running costs	G (1-20)
Current	82
Potential	82



18 SWIFT CRESCENT
DEAL



18 SWIFT CRESCENT
DEAL

£199,500

- Ground floor
- Private gardens
- Two bedrooms
- Generous size throughout
- Open planned living arrangement
- Sought after development
- Parking space
- Nearby bus stop to town
- Viewing a must

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

ALMOST A NEW HOME! An extraordinary well-presented generous size ground floor home with private front and rear gardens, built in 2016 by Persimmon homes and designed with fine attention to detail creating a very comfortable environment.

Internally there is a impressive entrance hall which takes you to the principle rooms, including: the two double bedrooms, the master benefiting from built in wardrobes, for maximum comfort. Both the front and rear bedrooms are served by a quality three-piece bathroom suite.

The kitchen is open planned to both the dining area and living room, perfect for entertaining. The living room has doors opening into the rear garden.

There is also the added benefit of a private parking area and there is a nearby regular bus stop, to take you into town.

TO SECURE YOUR VIEWING TIME PLEASE CONTACT MILES AND BARR 01304 202111

DESCRIPTION

Entrance

Lounge 14'4 x 10'3 (4.37m x 3.12m)

Kitchen/Diner 13'2 x 13'0 (4.01m x 3.96m)

First Floor

Bedroom One 10'10 x 8'5 (3.30m x 2.57m)

Bedroom Two 10'2 x 8'8 (3.10m x 2.64m)

Bathroom 9'1 x 6'0 (2.77m x 1.83m)

External

Front Garden

Rear Garden

