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Energy Efficiency Rating	
Very energy efficient - lower running costs	87
Energy efficient	81-83
Decent	69-80
Needs to be improved	55-68
Poor energy efficiency - higher running costs	35-54
Very poor energy efficiency	1-34

EU Directive 2002/91/EC  
England & Wales

1ST FLOOR  
APPROX FLOOR AREA 34.2 SQ.M. (689 SQ.FT.)  
GROUND FLOOR  
APPROX FLOOR AREA 35.3 SQ.M. (679 SQ.FT.)  
TOTAL APPROX FLOOR AREA 69.5 SQ.M. (748 SQ.FT.)  
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**51 ALBERT ROAD  
DEAL**



**51 ALBERT ROAD  
DEAL**

**£275,000**

- Period Terrace Cottage
- Beautifully Presented
- Fully Refurbished
- New Kitchen and Bathroom
- Modern and Contemporary Throughout
- Walking Distance to Deal Town and Station
- Two Double Bedrooms
- Two Reception Rooms
- Wonderful garden

## 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

PERFECT RETREAT - NO CHAIN! Having gone through a complete programme of modernisation, this property not only is well presented, but it has a thoughtful layout with a practical flow to the accommodation, located in a sought after position within a short walking distance to town and main line train station.

Internally the ground floor boasts a front living room which flows to the dining room and kitchen at the rear. Both living and dining room are of a generous size and have good separation for for modern living. The quality kitchen boasts a generous amount of matching wall and base units. On the first floor there are two double bedrooms and a family bathroom.

On a particular note: all rooms have been decorated in minimal tones for maximum comfort.

Outside, there is a generous size rear garden with part quality artificial laid lawn and a patio seating area.

## DESCRIPTION

Ground Floor

Entrance

Lounge 13'07" x 10'02" (4.14m x 3.10m)

Dining Room 13'07" x 13'03" (4.14m x 4.04m)

Kitchen

First Floor

Landing

Bedroom One 13'07" x 10'02" (4.14m x 3.10m)

Bedroom Two 10'10" x 9'04" (3.30m x 2.84m)

Bathroom

External

Garden

