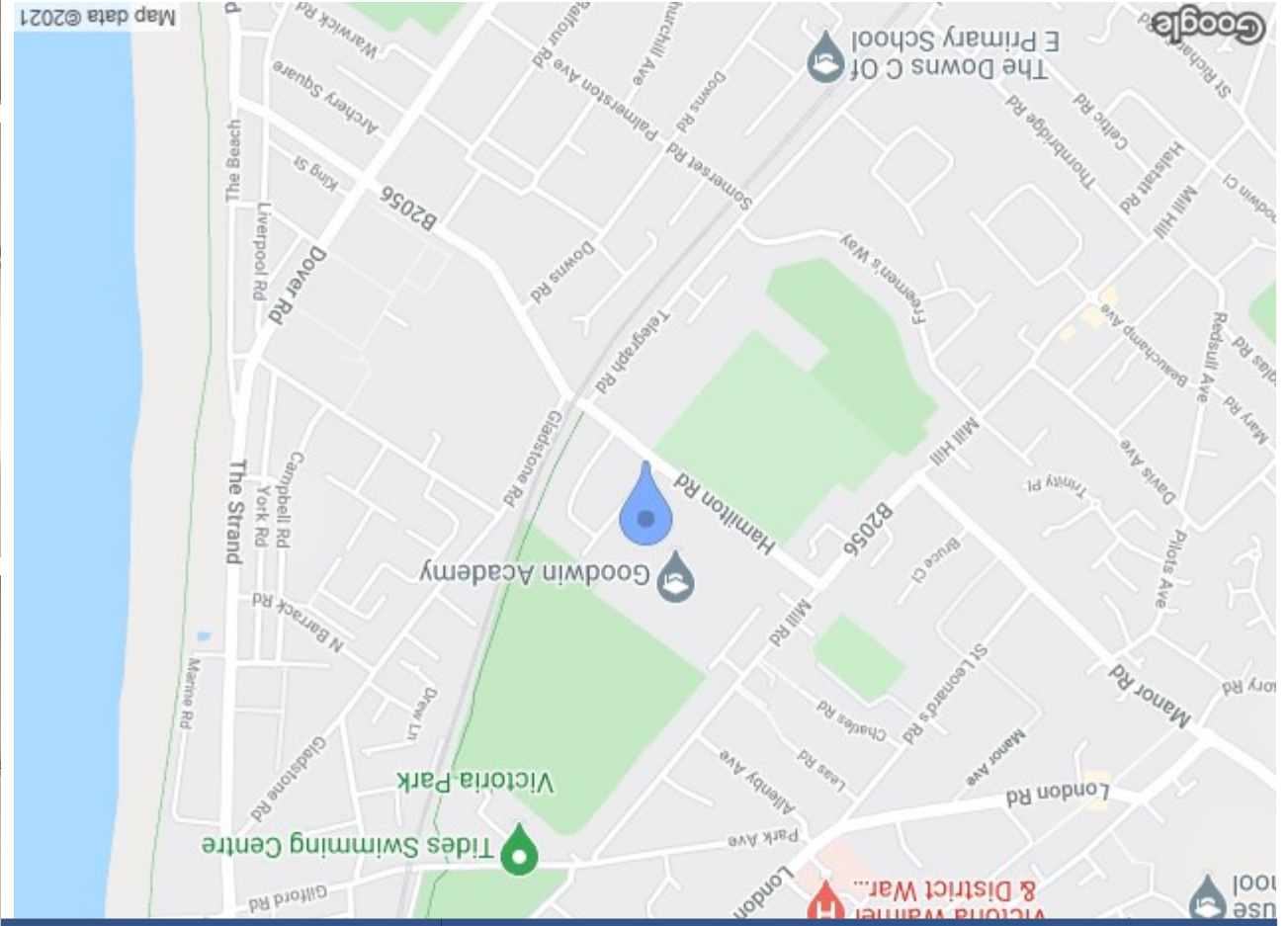


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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Lower energy efficiency - higher running costs	E (46-54)
Lower energy efficiency - higher running costs	F (21-45)
Lower energy efficiency - higher running costs	G (1-20)
Current	61
Possible	69



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**22 HAMILTON ROAD**  
**DEAL**

**£245,000**



- Recently modernised
- Presenting stylish contemporary accomodationy
- Three bedrooms
- Open planned entertaining living space
- Utilty
- Downstairs WC
- Generous size gardens
- Off road parking
- 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

SECURING A LIFESTYLE! Having just undergone a complete programme of modernisation this stylish three bedroom home offers bright and airy contemporary designed accommodation with quality workmanship entwined throughout.

The principal reception room is accessed directly off the hallway. This room boasts great entertaining space with its open planned arranged kitchen dining area. The quality open plan kitchen/breakfast room is well designed complete with matching eye level and base units. This room leads to the utility room and the handy downstairs WC. Upstairs, on the first floor are three separate bedrooms which are served by a quality three-piece bathroom suite.

### Garden & Exterior

The attractive rear garden is part lawned with a generous size decked area, perfect for entertaining and alfresco dining. There is also a driveway to the front.

....draft details, this brochure is yet to be signed off by the vendor

## DESCRIPTION

Entrance

Lounge 11'01 x 13'01 (3.38m x 3.99m)

Kitchen/Dining Room 15'03 x 8'01 (4.65m x 2.46m)

Utility Room

WC

First Floor

Bedroom One 9'07 x 7'01 (2.92m x 2.16m)

Bedroom Two 8'00 x 12'11 (2.44m x 3.94m)

Bedroom Three 9'00 x 7'09 (2.74m x 2.36m)

Bathroom

External

Off Street Parking

Rear Garden

