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Energy Efficiency Rating	
Current	Possible
84	71
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(29-42) F	
(13-28) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



42 MATTHEWS CLOSE  
DEAL



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**miles & barr**  
YOUR PROPERTY AGENT



42 MATTHEWS CLOSE  
DEAL

£300,000



- No Onward Chain
- 3 Bedrooms
- Semi-Detached
- Off Street Parking
- Garage
- In Need Of Some Modernising
- Sought After Location
- Close to Town & Station

### 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

**\*SEMI-DETACHED HOUSE IN SOUGHT AFTER CUL-DE-SAC!\***

NO ONWARD CHAIN! Miles and Barr are delighted to present to the market this Three Bedroom Semi-Detached House in the quiet and popular location of Matthews Close in Deal. Set just a short distance from the local schools and mainline Train Station with High Speed links to London, this home is ideal for a growing family. The property could benefit from some modernising, but is in a suitable condition that you could move straight in.

In its current layout, the property consists of an Entrance Hall, Downstairs WC, Kitchen and large Lounge/Diner on the Ground Floor. On the First Floor there are 3 Bedrooms; Bedrooms One and Two are both generous doubles, and finally Bedroom Three is a single, currently used as a study. There is then a Family Bathroom with 4 piece suite with a disabled shower unit.

Externally, the property benefits from Off Street Parking and a front lawn section. There is a Garage at the side of the property. The Rear Garden is mostly block paved, with a small oval lawn section and a shed.

In our opinion this would make a great first purchase or second home. Viewings are highly recommended and can be booked by contacting Miles and Barr on 01304 800555.

### DESCRIPTION

#### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Diner 26'9 x 11'1 (8.15m x 3.38m)

Kitchen 9'9 x 7'11 (2.97m x 2.41m)

#### FIRST FLOOR

Landing

Bedroom One 13'5 x 10'1 (4.09m x 3.07m)

Bedroom Two 11'2 x 10'8 (3.40m x 3.25m)

Bedroom Three 9'9 x 8'4 (2.97m x 2.54m)

Bathroom 8' x 6'3 (2.44m x 1.91m)

Airing Cupboard

