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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:

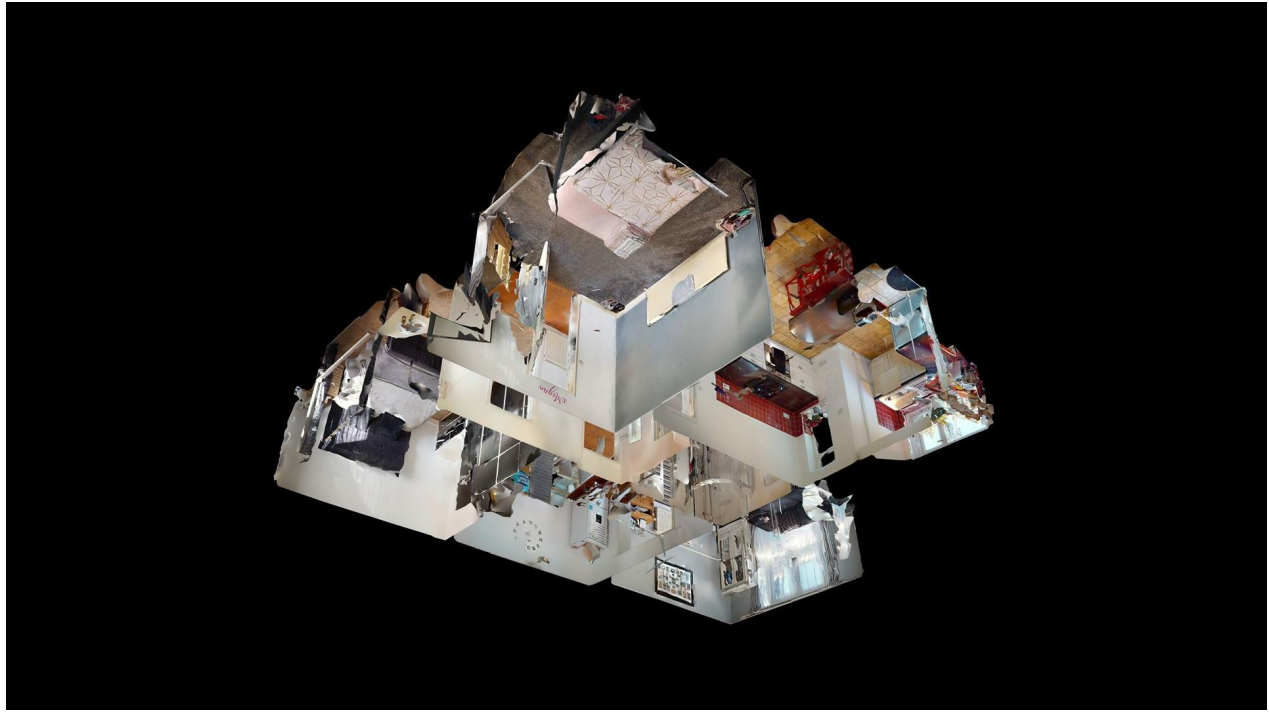


| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| England & Wales | |
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| A (93 plus) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Very energy efficient - lower running costs | |
| 80 | |
| 60 | |



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miles & barr
...valuing people, not just property



CROSS ROAD DEAL



CROSS ROAD
DEAL

£350,000

- Detached Bungalow
- Chain Free
- Two Double Bedrooms
- Off Street Parking
- Summer House
- Excellent Transport Links
- Close to Local Amenities

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

Miles and Barr are delighted to be presenting to the market this Two Bedroom Detached Bungalow in Cross Road in Deal.

The property is just a short walking distance to local shops and amenities, a local bus route and Walmer train station which offers high speed rail links to London St Pancras. It is also being sold with NO ONWARD CHAIN.

Inside the property you'll find 2 double bedrooms at the front, the master bedroom benefits from built in storage. There is also a shower room with W/C, Kitchen that has a breakfast bar and looks out to the rear garden. There is an open plan dining room and lounge. From the dining room there is access to the loft room and storage.

The property comes with off street parking for 2 cars. There is a large rear garden which is mainly laid to lawn with a patio area. There is a large summer house in the rear garden which has power, this would make an ideal home office for anyone that needs to work from home.

Viewings can be arranged by calling Miles and Barr.

DESCRIPTION

- Entrance
- Entrance Hall
- Bedroom One 12'7 * 10'7 (3.84m * 3.23m)
- Bedroom Two 12 * 10'7 (3.66m * 3.23m)
- Kitchen 10'8 * 9'7 (3.25m * 2.92m)
- Shower Room 7'2 * 5'5 (2.18m * 1.65m)
- Dining Room 11'7 * 10'8 (3.53m * 3.25m)
- Lounge
- First Floor
- Loft Room 11 * 10'5 (3.35m * 3.18m)
- Outside
- Off Street Parking
- Rear Garden
- Summer House 16'9 * 12'1 (5.11m * 3.68m)

