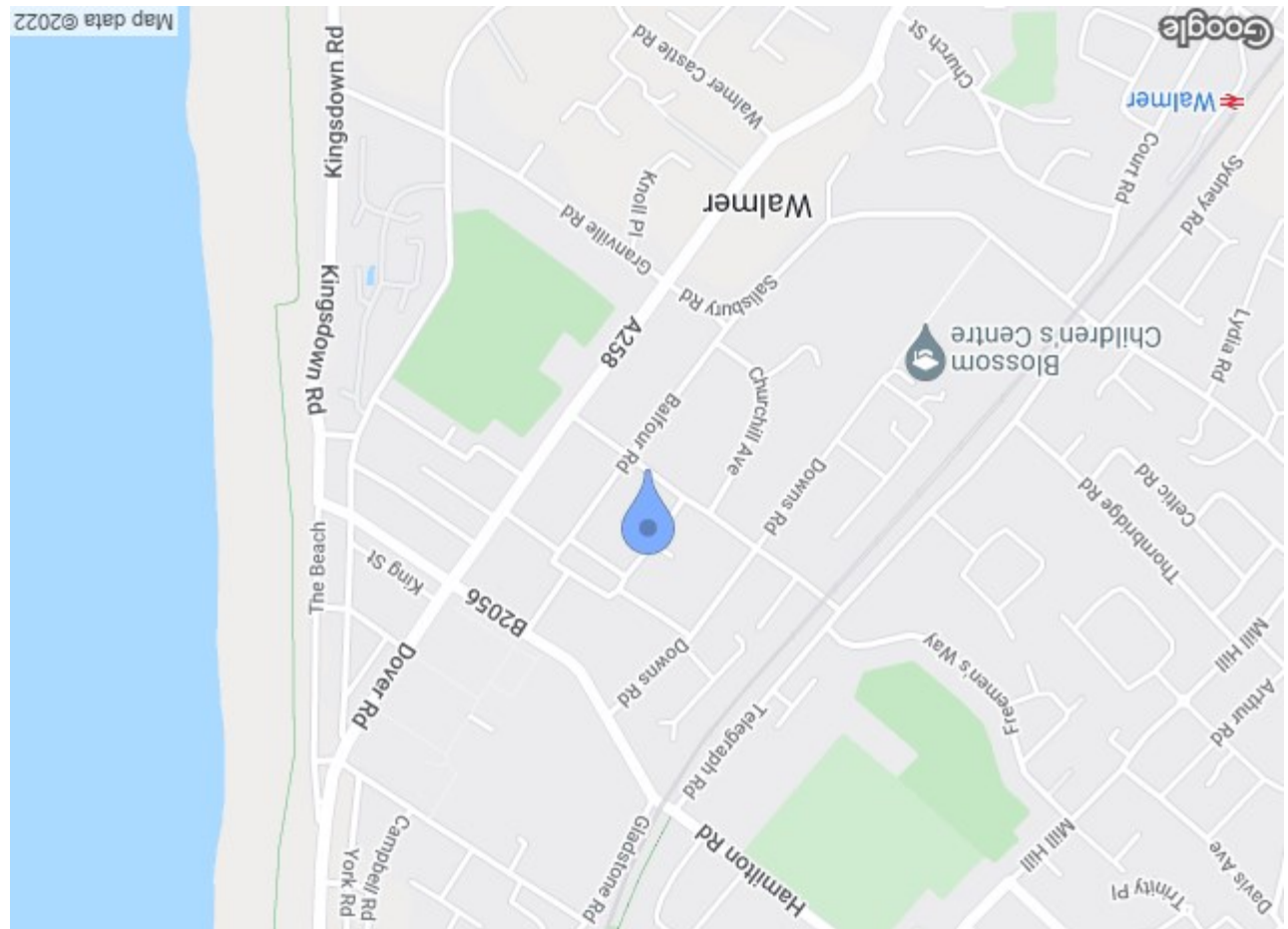


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	88
Possible	63



PALMERSTON AVENUE DEAL



PALMERSTON AVENUE  
DEAL

£275,000



- Investment Opportunity
- Semi Detached House
- Tenants in Situ
- Three Bedrooms
- Popular Location
- 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

**\*\*INVESTMENT OPPORTUNITY\*\***

Miles and Barr are delighted to present to the market this 3 bedroom semi detached home in the popular location of Palmerston Avenue which is being offered to investors with tenants in situ.

The ground floor of this property is made up of a kitchen/diner and a good size lounge. To the first floor are two double bedrooms and one single room as well as the family bathroom.

Externally, there are gardens to the front and the rear of the property. The property is being sold with long standing tenants.

DESCRIPTION

- Entrance
- Kitchen 19'08 x 7'06 (5.99m x 2.29m)
- Lounge 19'07 x 11'07 (5.97m x 3.53m)
- First Floor
- Bedroom One 15'10 x 8'6 (4.83m x 2.59m)
- Bedroom Two 13'0 x 8'8 (3.96m x 2.64m)
- Bathroom 8'9 x 6'5 (2.67m x 1.96m)
- External
- Rear Garden

