

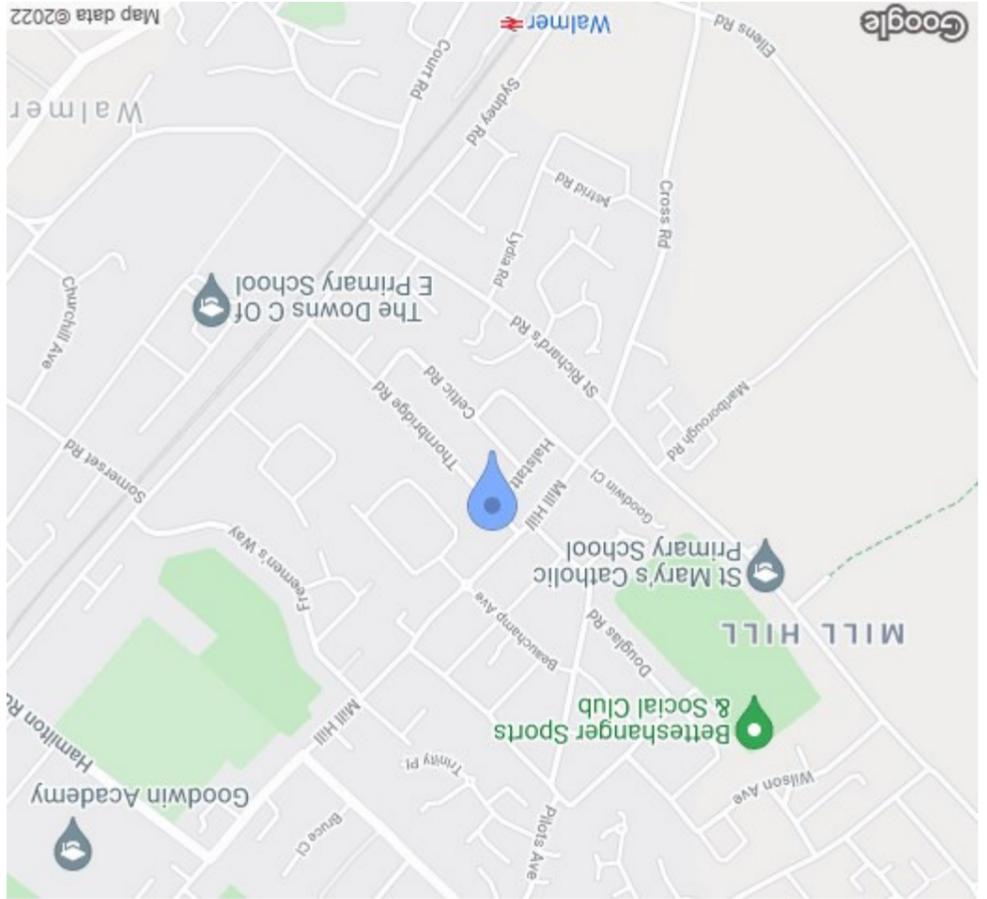
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England & Wales	
Energy Efficiency Rating	Climate Change
Very energy efficient - lower running costs	A (74-91)
Energy efficient	B (69-81)
Decent	C (64-77)
Needs improvement	D (59-68)
Needs significant improvement	E (54-58)
Very poor energy efficiency - higher running costs	F (49-53)
	G (44-48)
	H (39-43)
	I (34-38)
	J (29-33)
	K (24-28)
	L (19-23)
	M (14-18)
	N (9-13)
	O (4-8)
	P (1-3)
	Q (0)



**miles & barr**  
 ...valuing people, not just property  
 30 Queens Street, Deal, Kent, CT14 6ET  
 t: 01304 800555 e: [deal@milesandbarr.co.uk](mailto:deal@milesandbarr.co.uk)



**CELTIC ROAD, DEAL**



**CELTIC ROAD  
DEAL**

**£300,000**

- Chain Free
- Perfect First Time Buy / Investment
- Three Bedrooms
- Off Street Parking
- Close to Local Amenities
- Good Sized Rear Garden

## ABOUT

**\*\* CHAIN FREE!! PERFECT INVESTMENT OR FIRST TIME BUY \*\***

Miles and Barr are delighted to bring to the market this beautifully presented 3 bedroom semi-detached house in the popular location of Celtic Road.

On the ground floor there is a spacious lounge, kitchen diner and storage space. Upstairs you'll find 2 double bedrooms, a generous single bedroom and also the family bathroom. Outside the rear garden is part paved and laid to lawn. The property also benefits from off street parking.

The property would make an ideal first time purchase or investment property.

Call Miles and Barr today to book your viewing.

## 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.

## DESCRIPTION

Entrance

Lounge 13'3 x 11'8 (4.04m x 3.56m)

Kitchen 7'6 x 18'1 (2.29m x 5.51m)

Storage Space 4'4 x 4'8 (1.32m x 1.42m)

First Floor

Bedroom One 9'7 x 10'9 (2.92m x 3.28m )

Bedroom Two 8'1 x 7'9 (2.46m x 2.36m )

Bedroom Three 8'9 x 10'3 (2.67m x 3.12m )

Bathroom 7'49 x 5'66 (2.13m x 1.52m)

Outside

Off Street Parking

Rear Garden

