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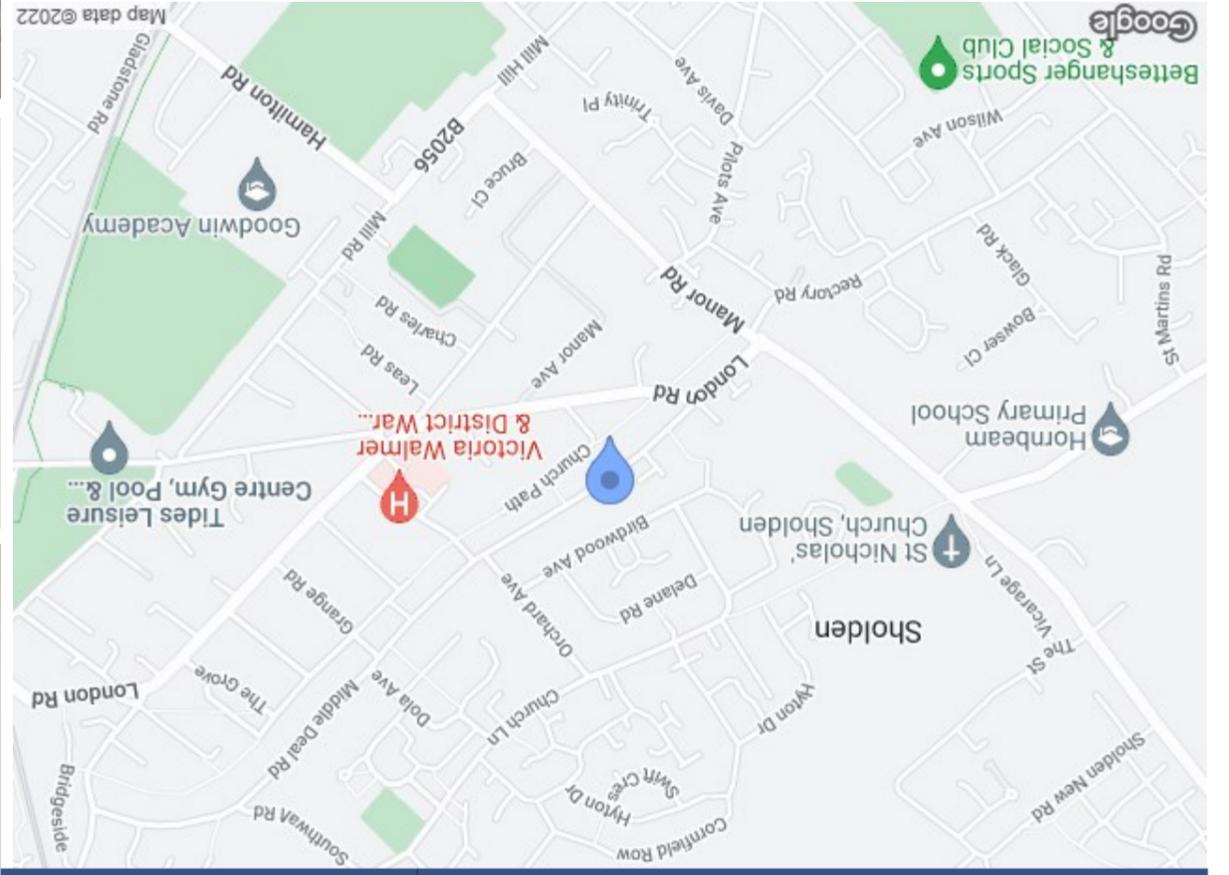


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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient - lower running costs	B (81-121)
Decent energy efficiency - lower running costs	C (61-80)
Decent energy efficiency - lower running costs	D (41-60)
Decent energy efficiency - lower running costs	E (21-40)
Decent energy efficiency - lower running costs	F (1-20)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Rating: 70 (G)



CHURCH PATH DEAL



CHURCH PATH DEAL

£499,000

- Council Tax Band: D
- Three Bedrooms
- Off Street Parking
- En Suite To Main Bedroom
- Popular Location
- Close To Town
- Detached
- Front And Rear Gardens
- Garage

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 present to the market this 3 bedroom detached property, situated on the ever popular Church Path which is just a 15 minute walk from the centre of town.

This home has been well maintained by it's current owner who has occupied the property for more than 10 years.

In its current layout, the property compromises of an entrance hall which leads to all ground floor rooms and the stairs. The ground floor hosts the main lounge, kitchen, bedroom, separate dining room (this could be used as a 4th bedroom), and a shower room. The first floor is where you will find the main bedroom and en-suite, second bedroom and main bathroom. Externally, there is a good size garden to the front which is mostly laid to lawn and a low maintenance patio rear garden. This property also offers off street parking to the rear and a garage .

Viewings of this property are essential and can be arranged by contacting Miles and Barr who are acting as sole agents.

DESCRIPTION

Entrance

Lounge 16'4 x 18'0 (4.98m x 5.49m)

Bedroom Three 11'7 x 13'0 (3.53m x 3.96m)

Dining Room 12'0 x 11'10 (3.66m x 3.61m)

Kitchen 8'0 x 16'5 (2.44m x 5.00m)

Shower 6'0 x 4'11 (1.83m x 1.50m)

First Floor

Bathroom 7'8 x 11'2 (2.34m x 3.40m)

Bedroom One 11'0 x 13'6 (3.35m x 4.11m)

En Suite 5'5 x 7'1 (1.65m x 2.16m)

Bedroom Two 9'3 x 11'7 (2.82m x 3.53m)

Outside

Rear Garden

Garage

Off Street Parking

