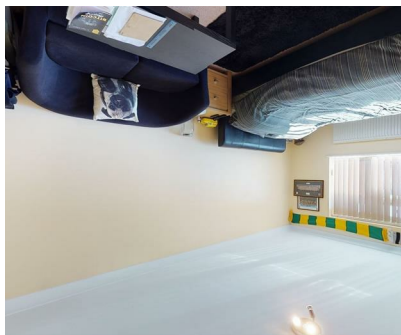
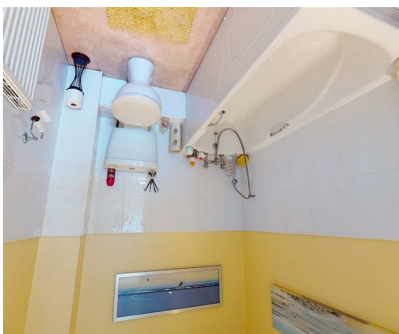


Our compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [www.milesandbarr.co.uk/eternal-free-disclosure](http://www.milesandbarr.co.uk/eternal-free-disclosure)

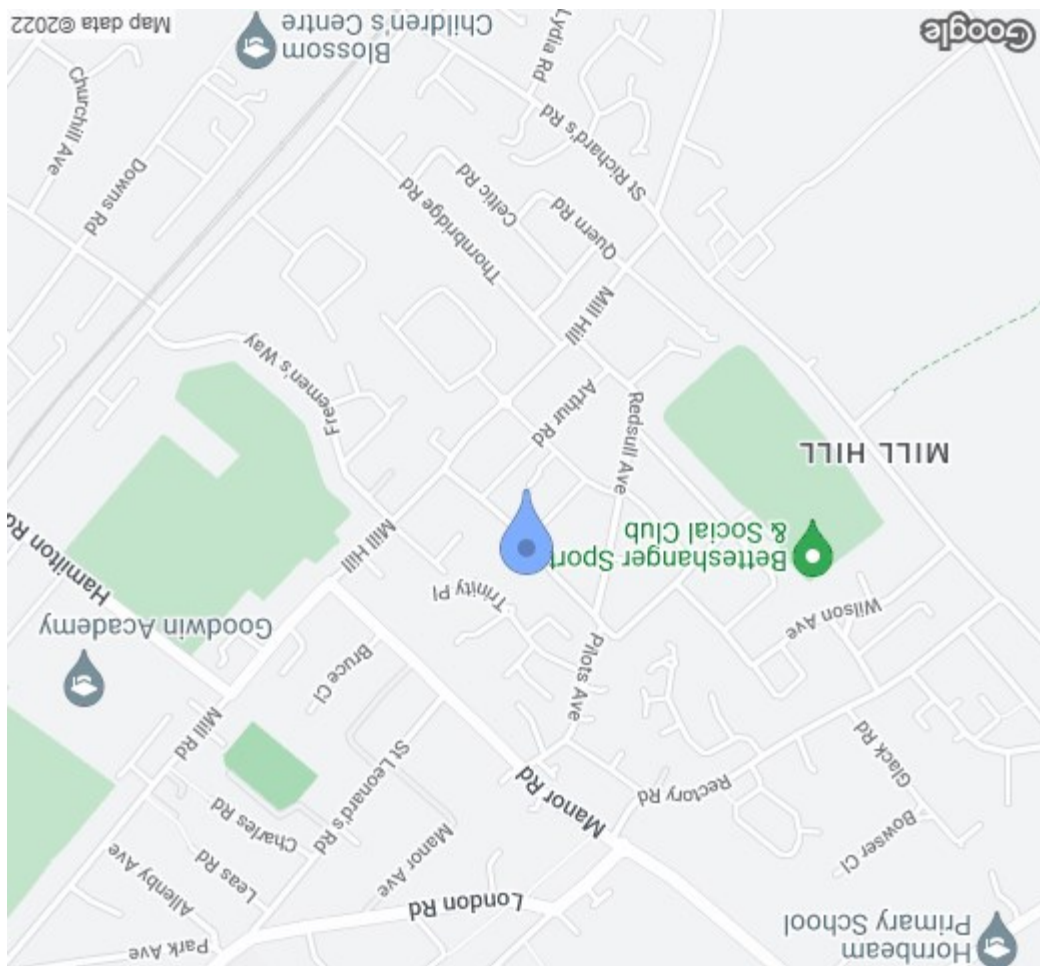


Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A	92 plus	90
	B	81-91	
No energy efficient - higher running costs	C	69-80	79
	D	55-68	
	E	45-54	
	F	21-38	
	G	1-20	
England & Wales			



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30 Queens Street, Deal, Kent, CT14 6ET



## LEANDER CLOSE, DEAL



# LEANDER CLOSE

## DEAL

## OFFERS OVER £350,000



- Council Tax Band – C
- Off Street Parking
- Cul-Da-Sac Location
- Well Presented Throughout
- Close To Local Amenities
- En-Suite to Master

## 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 pleased to bring to the market this THREE BEDROOM spacious, semi-detached house in the quiet cul-da-sac of Leander Close.

Once you've walked into the property you'll find the kitchen on the right which has breakfast bar, there is a W/C opposite across the hallway. Further on there is large lounge diner with French doors that lead to the garden. Upstairs there are three bedrooms with the master benefiting from an en-suite. To complete the upstairs there is also a family bathroom. Outside, there is a low maintenance rear garden which is part AstroTurf and paving slabs. The property has rear access and off street parking.

This home is well presented and would make an ideal family home.

Call Miles and Barr to arrange your viewing today!

## DESCRIPTION

Entrance

Kitchen 11'5 x 10'10 (3.48m x 3.30m)

W/C 5'2 x 2'11 (1.57m x 0.89m)

Lounge Diner 20'5 x 16'8 (6.22m x 5.08m)

First Floor

Bedroom One 16'5 x 10'2 (5.00m x 3.10m)

En-Suite 10'2 x 3'3 (3.10m x 0.99m)

Bedroom Two 11'3 x 11'3 (3.43m x 3.43m)

Bedroom Three 10'8 x 8'4 (3.25m x 2.54m)

Bathroom 8 x 5'10 (2.44m x 1.78m)

Outside

Rear Garden

Off Street Parking

