



**Cherry Lane  
Great Mongeham  
Deal  
Kent  
CT14 0HG**

**Offers In Excess Of £575,000**

**bettermove**



# Cherry Lane Deal

Bettermove are proud to present this 4 bedroom detached period cottage in Great Mongeham.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

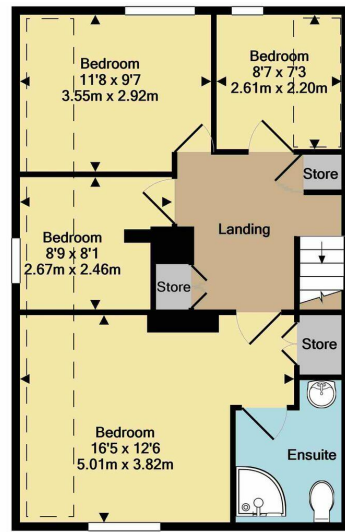
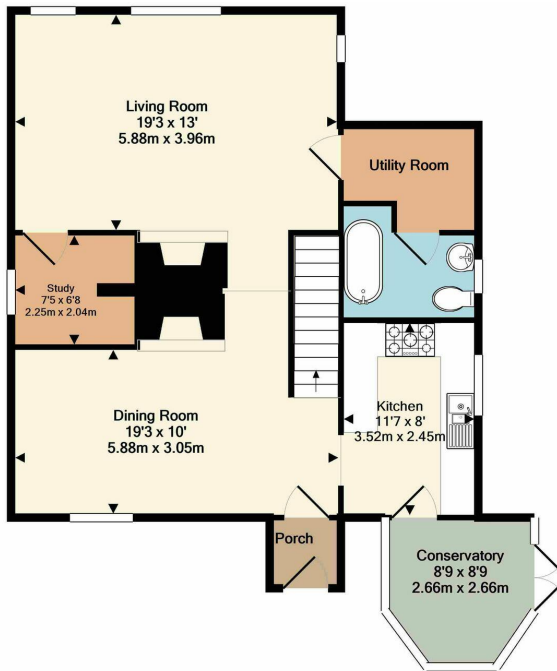
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, study, conservatory, utility room, family bathroom and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and en-suite to the master. The exterior boasts a private landscaped rear garden, perfect for enjoying the summer months.

Located in the popular residential village of Great Mongeham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A256, Deal train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



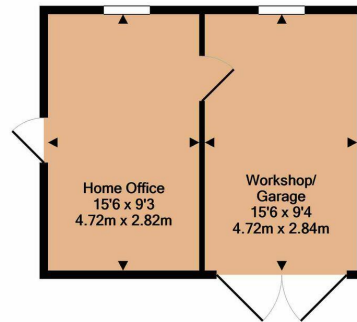


1ST FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 841 SQ.FT.  
(78.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1700 SQ.FT. (157.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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OUTBUILDING  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92+)                                       | <b>A</b> |                            | <b>99</b> |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            |           |
| (55-68)                                     | <b>D</b> |                            |           |
| (39-54)                                     | <b>E</b> | <b>54</b>                  |           |
| (21-38)                                     | <b>F</b> |                            |           |
| (1-20)                                      | <b>G</b> |                            |           |
| Not energy efficient - higher running costs |          |                            |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive<br>2002/91/EC |           |





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