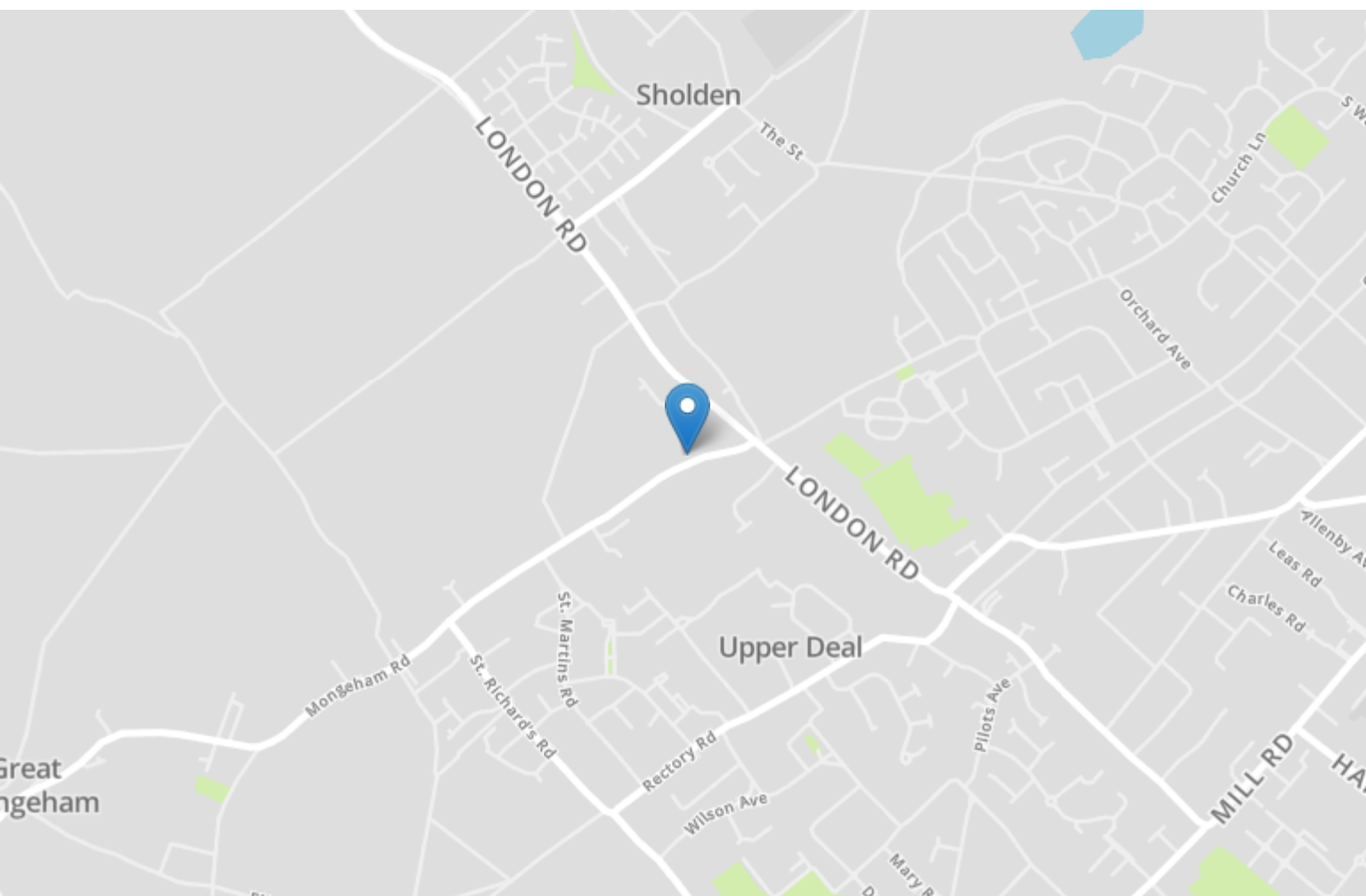


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



10 Mongeham Road

SHOLDEN, Deal
CT14 9WX

£240,000 FREEHOLD

Draft Details...Price Range £240,000 - £260,000 | Chain Free | Two Bed End Of Terrace | In Need Of Refurbishment | Off Street Parking | Large Rear Garden | Burnap + Abel are delighted to offer onto the market this fantastic two bed end of terrace house located in the highly sought after Mongeham Road, Deal. The property is in need refurbishment making this an ideal purchase for those wishing to put their own stamp on a property. The accommodation boasts a lounge, kitchen, two bedrooms and a bathroom. Additional benefits include off street parking for two cars, conservatory, large sunny rear garden, double glazing, gas central heating and NO ONWARD CHAIN. In a small village on the outskirts of Deal with a selection of highly regarded schools, some fine period properties and is conveniently placed for ease of access to the ancient Cinque Port of Sandwich. The quintessential seaside town of Deal has an excellent range of independent shops, weekly markets, two Castles, wonderful architecture and a quarter mile long Pier affording views of the historic seafront. Deal came first in the Daily Telegraph's 10 top spots to lay your beach towel and was praised for being 'the genuine Georgian article'. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted stairs to the first floor and doors leading to;

Lounge/Dining Room

22' 2" x 11' 8" (6.76m x 3.56m) Carpeted floor, double glazed window, radiator and fire place.

Kitchen

13' 9" x 6' 1" (4.19m x 1.85m) Base units, space for cooker, washing machine, cooker, fridge and freezer. Larder, wall mounted boiler, radiator and double glazed window.

Conservatory

9' 2" x 7' 2" (2.79m x 2.18m) Double glazing and radiator.

First Floor Landing

Carpeted stairs, airing cupboard, radiator, double glazed window and doors leading to;

Bedroom One

13' 7" x 8' 8" (4.14m x 2.64m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

8' 8" x 8' 4" (2.64m x 2.54m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

10' 9" x 6' 3" (3.28m x 1.91m) Bath, separate electric shower, wash hand basin, low level W.C., radiator and a frosted double glazed window.

Garden

Pathway leading down to a large sunny rear garden. Patio and lawn area. Side access.

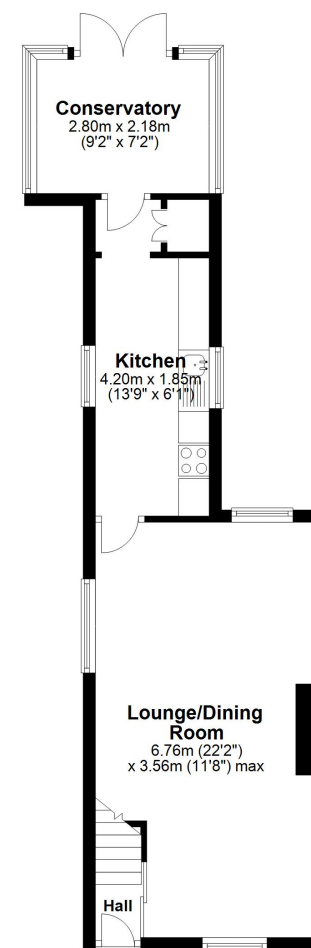
Off Street Parking

Off street parking for two cars.

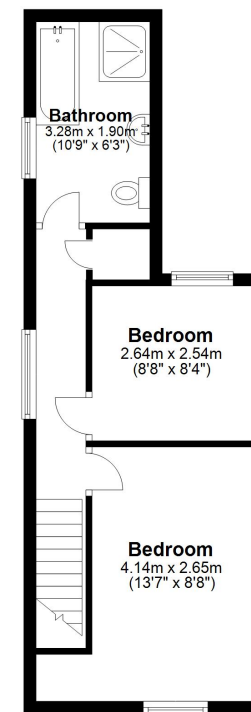
Area Information

Mongeham Road is in a quiet village with a public house, village hall and highly regarded schools. The nearest station from the property is at Walmer (1.1 miles) with HS1 access into London St. Pancras Station, Deal (approx 2 miles) has become a hugely popular and desirable coastal town much favoured as a destination for its restaurants, gardens, iconic pier, restaurants, historic castles and varied entertainments.

Ground Floor
Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor
Approx. 32.2 sq. metres (346.9 sq. feet)



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. Plan produced using PlanUp.

