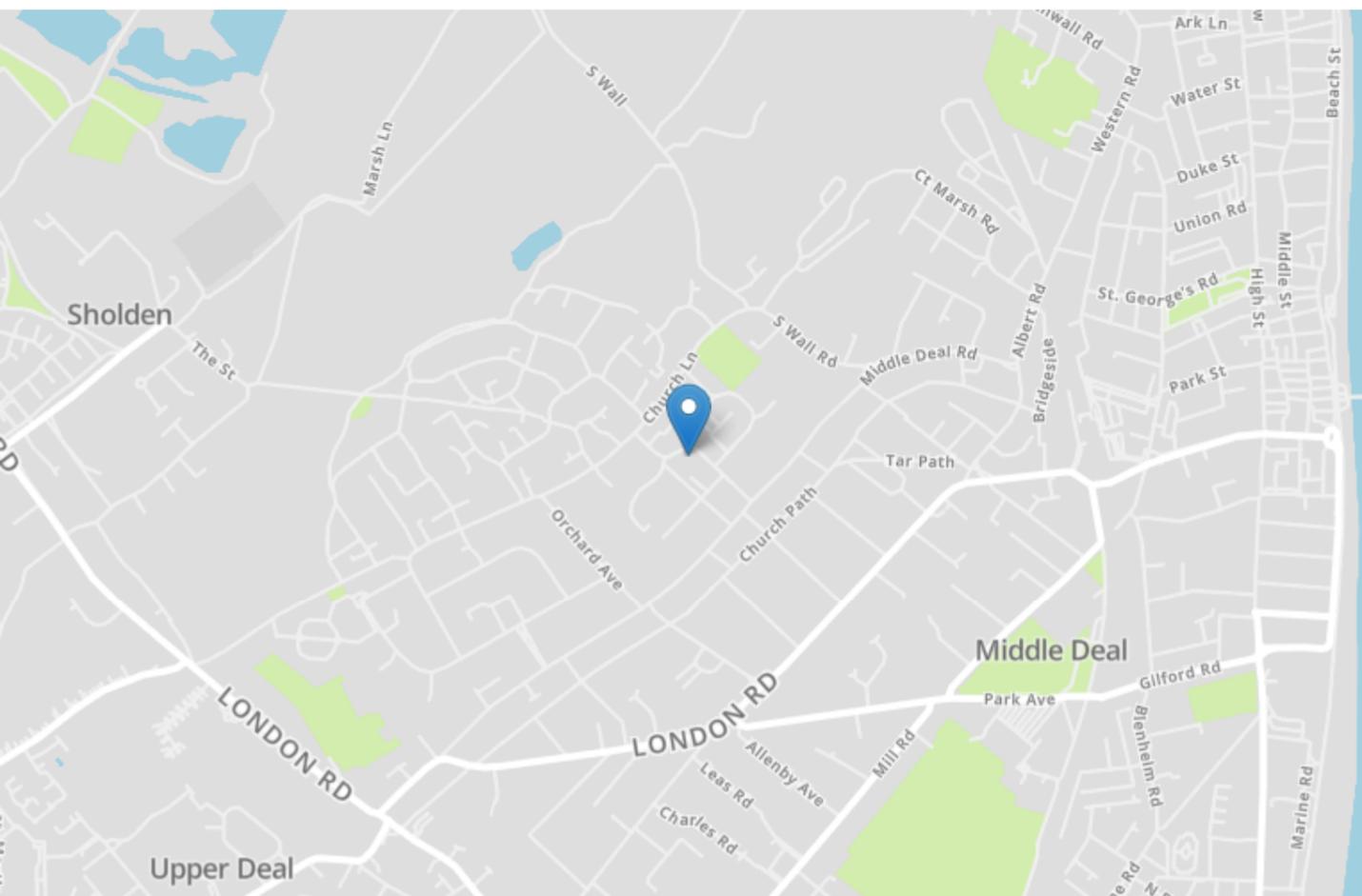


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



32 Dola Avenue

Deal
CT14 9QQ

£250,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Fabulous Chain-Free Three-Bedroom End of Terrace Home | Sought-After Deal Location | En-Suite to Master | Situated in the highly desirable Dola Avenue, Deal, this fantastic three-bedroom end of terrace home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or growing families. The accommodation boasts a spacious lounge, a well-appointed kitchen, and three well-proportioned bedrooms. The property also benefits from a family bathroom and an en-suite to the master bedroom, providing added convenience. Externally, the home features a private, sunny rear garden, perfect for relaxing or entertaining. Further benefits include double glazing and gas central heating. Located in a popular residential area close to local amenities, schools, and transport links, this property represents a fantastic opportunity to secure a well-presented home in a sought-after location. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

15' 7" x 10' 2" (4.75m x 3.10m)

Dining Room

13' 0" x 8' 8" (3.96m x 2.64m)

Kitchen

12' 10" x 7' 0" (3.91m x 2.13m)

Bedroom One

16' 0" x 10' 0" (4.88m x 3.05m)

En Suite

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.49m)

Bedroom Three

9' 6" x 7' 6" (2.90m x 2.29m)

Bathroom

9' 0" x 5' 4" (2.74m x 1.63m)

Garden

Store

7' 10" x 7' 4" (2.39m x 2.24m)

Area Information

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.

