



**Middle Deal Road  
Deal  
Kent  
CT14 9RJ**

**Offers in Excess of £318,000**

**bettermove**

# Middle Deal Road Deal

Bettermove are proud to present this 4 bedroom semi-detached house in Deal available with no forward chain.

The property benefits from double glazing, fire doors & smoke detectors, gas central heating throughout and has off street parking available via the driveway and integral garage. The council tax band is C.

The interior of this well presented property comprises a spacious and open plan living room with dining area and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden with separate rear access also available, perfect for enjoying the summer months.

Located in the popular town of Deal, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Deal Train Station, the A256 and many local bus routes.

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

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

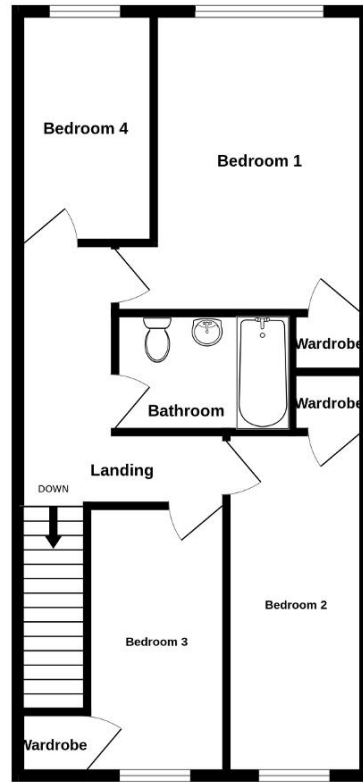
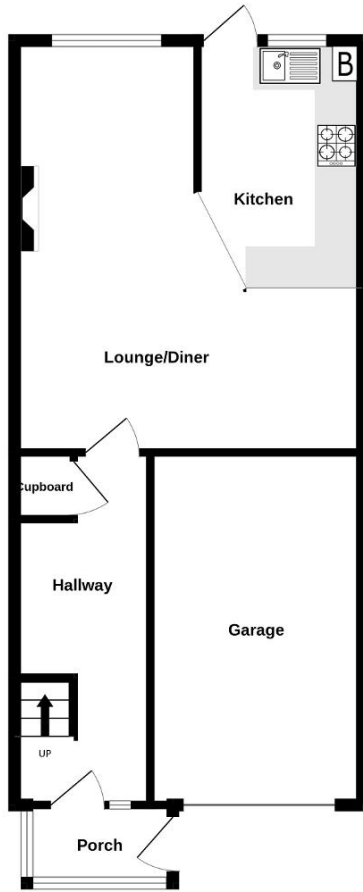
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR  
55.9 sq.m. (601 sq.ft.) approx.



1ST FLOOR  
53.9 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA - 109.7 sq.m. (1181 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</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 2002/91/EC	





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