



2 Gaunts Close
Deal, CT14 9DA
£375,000

colebrooksturrock.com





2 Gaunts Close

Deal

An attractive detached bungalow with garage and good size private gardens in a popular quiet cul-de-sac towards the outskirts of Deal town.

Situation

Gaunts Close, is a quiet cul de sac situated off Manor Road on the western borders of Deal, with easy access into the town centre and the A257 through to the Cinque Port of Sandwich. Convenience shops and amenities are locally available within Upper Deal and Mill Hill. Deal itself is a popular seaside resort, famed for its award-winning high street which has a vibrant atmosphere and a good selection of unique independent shops and popular eateries. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available, together with a two mile footpath and cycle route along the seafront. Deal also has a mainline train station with a regular coastal service and high-speed links to London.

The Property

This delightful two bedroom detached bungalow is ideally located within walking distance to local amenities, offering comfortably spacious accommodation whilst also benefitting from full gas fired central heating and uPVC double glazed windows and external doors. On entering is a hallway leading through to the generous sized sitting room as well as separate kitchen/dining room, two double bedrooms with built-in storage, family bathroom and individual WC. An early viewing is strongly recommended to fully appreciate all that this lovely, chain free, property has to offer.

Outside

The fully enclosed west facing rear garden is of a good size mainly laid to neat lawn with paved patio area and high-rise brick wall adjacent to the rear advancing privacy. Shed is to remain. Private access to the rear of the single garage and to the front via a high timber gate. The property is set back from the road with attractive front garden laid to manicured lawn with decorative border planting, central pathway and driveway parking to the side in front of the garage.

Services

All main services are understood to be connected to the property. Gas fired central heating.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

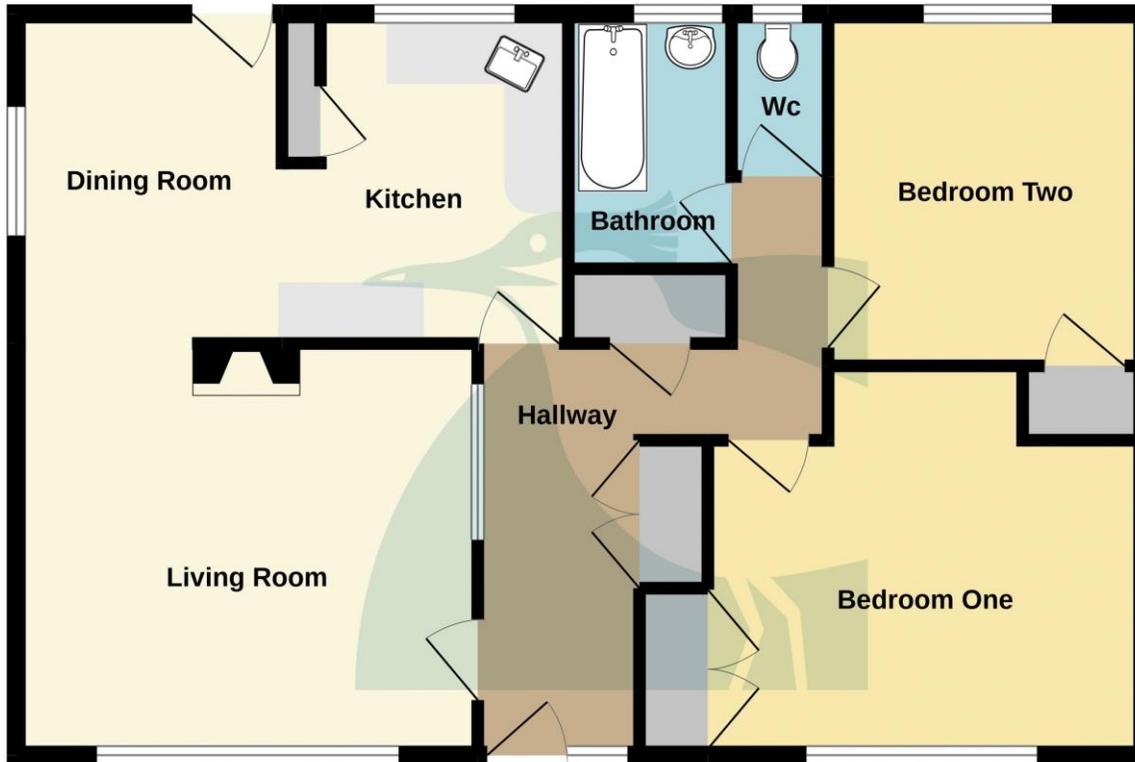
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Sitting Room

14' 4" x 12' 9" (4.37m x 3.88m)

Dining Room

10' 2" x 8' 3" (3.10m x 2.51m)

Kitchen

10' 2" x 9' 0" (3.10m x 2.74m)

Bedroom One

13' 7" x 12' 0" (4.14m x 3.65m)

Bedroom Two

10' 11" x 9' 9" (3.32m x 2.97m)

Bathroom

7' 11" x 5' 1" (2.41m x 1.55m)

Separate WC

5' 0" x 2' 9" (1.52m x 0.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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