

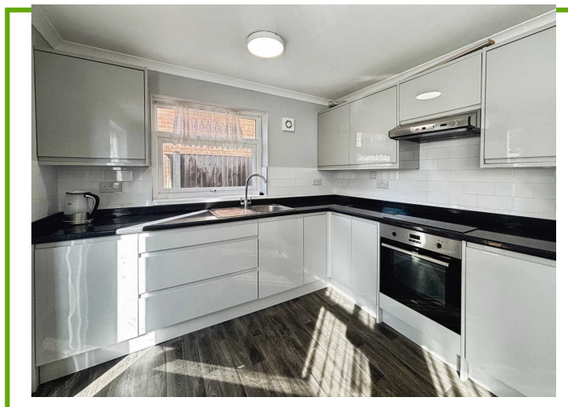


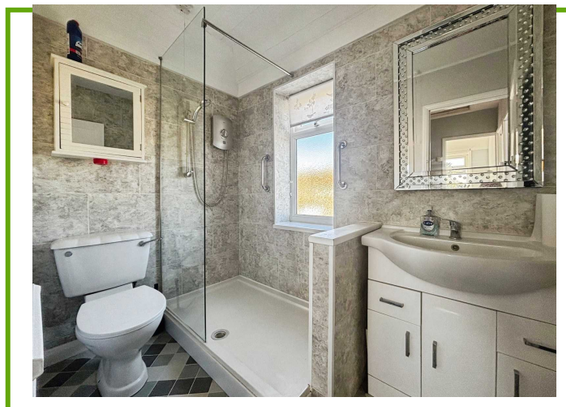












Lydia Road, Walmer, Deal, Kent,
CT14

Guide Price: £300,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

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Council Tax Band: B
EPC Rating: TBC
Local Authority: Dover District Council, Dover

Other important information which you will need to know about this property can be found at your-move.co.uk

This extended home is an ideal first step onto the property ladder, a smart move for a young family or a proven investment. With flexible living space, a garden, parking and Deal's vibrant seafront nearby, it's one to put on your list.

Description
A home that works for family life, first-time buyers and investors alike

Situated in popular Walmer, this appealing three-bedroom semi-detached home offers a great balance of space, practicality and location — making it an excellent choice for a growing family, first-time buyer or investor.

The ground floor has a welcoming living room and a modern gloss kitchen/dining room, with the benefit of a kitchen extension creating additional space for family life, dining and entertaining. The kitchen is fitted with an electric oven and induction hob, while a separate utility room adds useful extra space for everyday household essentials. A downstairs wet room/WC is another practical touch, particularly for families.

Upstairs, there are three bedrooms and a stylish family bathroom, providing a straightforward layout with room to grow, work from home or accommodate guests.

Outside, the front and rear gardens offer space for children to play, summer barbecues, outdoor seating or a spot of gardening, while the driveway provides the convenience of off-street parking.

The location is another major plus. Walmer's coastal setting puts Deal's seafront, town centre, independent shops, cafés and restaurants within easy reach, while nearby coastal walks and historic Walmer and Deal castles add to the area's appeal.

For commuters, Walmer and Deal railway stations provide services towards Dover, Ramsgate and London St Pancras International, with Deal-to-London journeys taking around 1 hour 30 minutes, subject to service.

For buyers looking at the investment potential, the property has also been successfully rented for a number of years, demonstrating its appeal to tenants and offering an attractive option for those considering a buy-to-let purchase.

Chain free, well located and ready for its next chapter, this is a versatile home with genuine appeal for first-time buyers, families and investors alike.

Entrance Hall

Living Room
20'1" x 13'8" (6.12m x 4.17m)

Kitchen/Dining Room
17'5" x 9'7" (5.3m x 2.92m)

Utility Room
5'9" x 3'7" (1.75m x 1.1m)

Wet Room
5'7" x 4'6" (1.7m x 1.37m)

Cloakroom/WC
5'7" x 4' (1.7m x 1.22m)

Bedroom 1
11'1" x 10'3" (3.38m x 3.12m)

Bedroom 2
8'10" x 8'3" (2.7m x 2.51m)

Bedroom 3
8' x 7'8" (2.44m x 2.34m)

Bathroom
7'7" x 5' (2.3m x 1.52m)

Front & Rear Garden

Driveway

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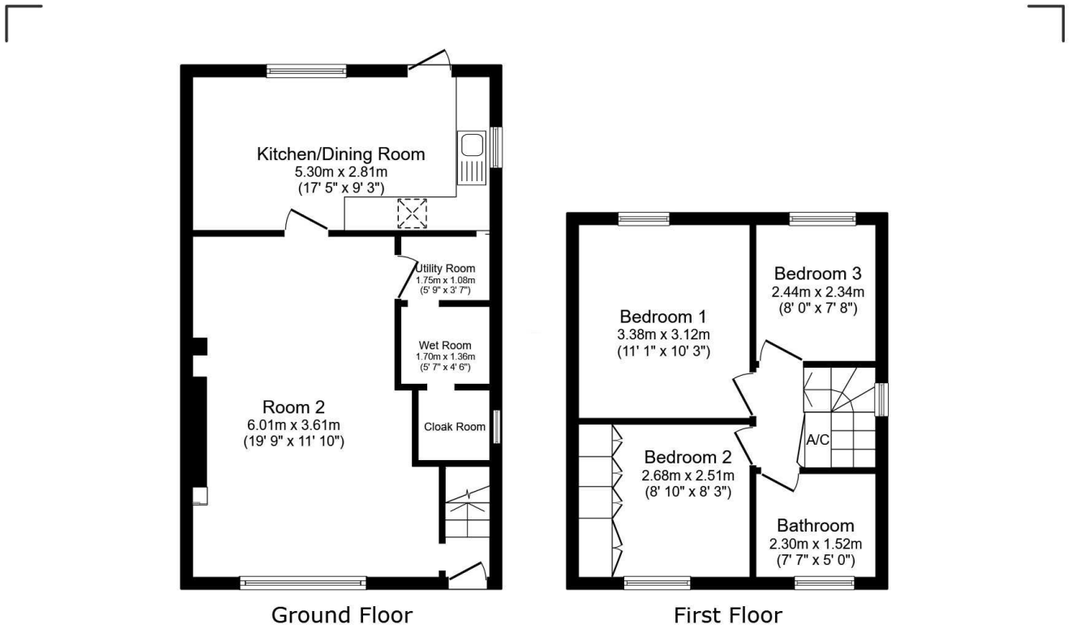
(company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106.

For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 80.6 sq.m. (867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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