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# Gladstone Road, Walmer, Deal, CT14 7EN

Offers In Region Of £325,000

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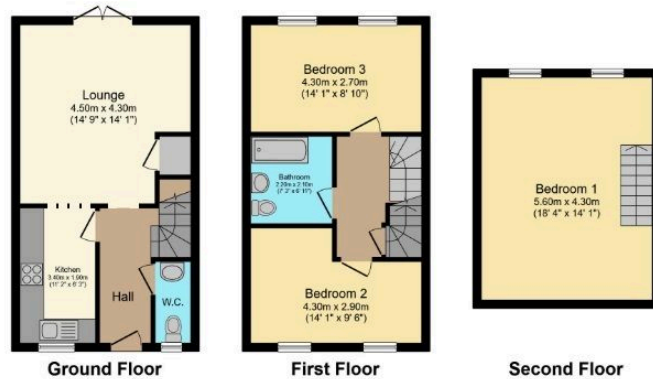


- EPC RATING B
- OFFERED IN BEAUTIFUL CONDITION
- LOW MAINTENANCE GARDEN
- SHORT DISTANCE TO BEACH AND TOWN
- CLOSE TO SHOPS AND SCHOOLS
- COUNCIL TAX BAND C
- OFF STREET PARKING
- THREE BEDROOMS
- EARLY VIEWINGS RECOMMENDED
- QUOTE JB0460 WHEN ENQUIRING





I am delighted to market this truly wonderful family home. Situated within a small development of similar homes off Gladstone Road, Deal that were built approximately 10 years ago. The shingle beach with fabulous walks up and down the promenade is a mere 600m away. There are also numerous shops, pubs, restaurants as well as a public paddling pool along The Strand in Walmer. The town centre with its eclectic mix of independent shops, bars and restaurants is 1km away. There are various local shops, chemist, schools and public transport close by which makes this location not only quiet but also has everything you need close by.



Total floor area 108.9 sq.m. (1,172 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

10/16/24, 7:53 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3 Dill Court Gladstone Road Walmer Deal CT14 1EN	Energy rating <b>B</b>	Valid until: 22 January 2025 Certificate number: 8297-7723-8138-2527-0963
Property type	Mid-terrace house	
Total floor area	95 square metres	

**Rules on letting this property**

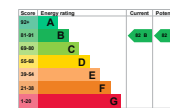
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-what-landlords-should-know-about-energy-efficiency-standards-landlord-rules).

**Energy rating and score**

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/2017-7723-8138-2527-0963/property>

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If you have instructed another agent to sell your house and instruct eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract you have with your current agent.

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