



POWERED BY
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Lydia Road, Walmer, Deal, CT14 9JY

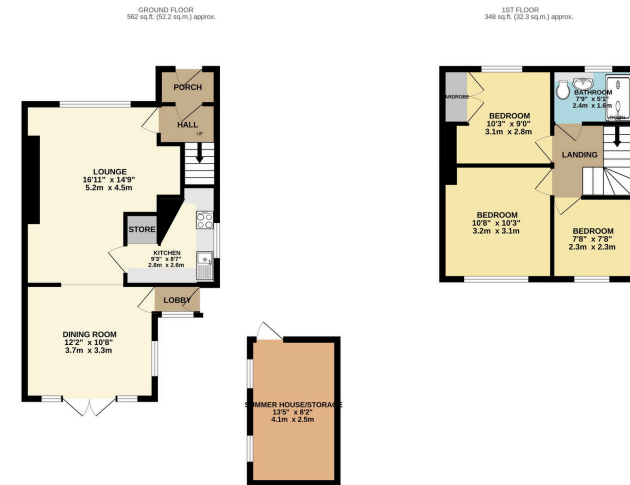
Offers In Region Of £340,000

3 1 2



- COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE SOUTHERLY FACING REAR GARDEN
- SHOPS NEARBY
- PERFECT FIRST TIME PURCHASE
- EPC RATING D
- THREE BEDROOM SEMI DETACHED HOUSE
- SOLAR PANELS
- WALMER MAINLINE TRAIN STATION 900M AWAY
- QUOTE JB0460 WHEN ENQUIRING ABOUT THE PROPERTY





TOTAL FLOOR AREA: 910 sq ft (84.5 sq m) approx.
 While every effort has been made to ensure the accuracy of the figures provided here, measurements of floor, window, space and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for general guidance only and should be used as a guide to the prospective purchaser. The services, systems and materials shown here have been listed and the guarantee is to that quality or efficiency can be given.
 Map with reference: C024

I am delighted to market this truly lovely and wonderfully presented THREE bedroom semi detached house situated on Lydia Road, Walmer, Deal. The property has been fully renovated throughout with engineered Oak style flooring, new kitchen, rewired in 2019, fabulous shower room, fully decorated and ready to move into. The property also enjoys the benefit of solar panel that makes this home not only beautiful but also very efficient to run. The rear garden has been sensitively landscaped to create what is a beautiful and relaxing outside space that can be enjoyed at any time of year. Lydia Road is situated in Walmer and close to shops, schools and local transport links, Walmer mainline train station is nearby with fast train service to London in as little as 1hr 24minutes.

3/15/24, 8:24 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Energy rating	Valid until	24 June 2029
D	Certificate number	0204-2851-7285-0291-0001

Property type: Semi-detached house
 Total floor area: 83 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/domestic-rwable-rented-property-minimum-energy-efficiency-standards-handbook) (<https://www.gov.uk/guidance/domestic-rwable-rented-property-minimum-energy-efficiency-standards-handbook>).

Energy rating and score

This property's energy rating is D. 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-energy-certificates.service.gov.uk/energy-certificates/0204-2851-7285-0291-0001?print=true>

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