

HARVEY
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ESTATE AGENTS



Baliol Road, Whitstable, CT5

Fantastic two bedroom bungalow with a large rear garden offered for sale chain free.

£375,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Baliol Road, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

Harvey, Richards and West are delighted to offer for sale this lovely newly decorated two bed detached bungalow located on Baliol Road in popular Tankerton. Positioned on the borders of Whitstable this fantastic property is a short walk to the train station, beach front and bustling high street as well as close to local bus routes. Offered for sale chain free this is one not to be missed.

The property itself benefits from one off-street parking space and is perfectly suited for retired buyers having unrestricted ramped access to the front door with no steps or stairs which is convenient for shopping trolleys or wheelchairs.

Upon entering through the double-glazed front door, you enter into an L-shaped hallway with the first of the two bedrooms to the right of the hall and the second double bedroom straight ahead. Both rooms are a good size with large radiators and white UPVC double glaze windows.

Turning left in the hallway you arrive at the doorway to the bathroom which is a newly fitted with a shower, WC in a wet room style with handrails and shower seat.

At the end of the hall two further doorways lead you into the kitchen and main reception / diner.

The main reception /diner is a lovely size with the addition of a double glazed UPVC sun lobby which warms the property beautifully in the winter months and is a lovely place to sit and admire the gorgeous garden.

Entering the kitchen there is room enough for another small table and chairs and a new combination gas boiler has recently been fitted to the property with freestanding gas cooker sink and cupboards.

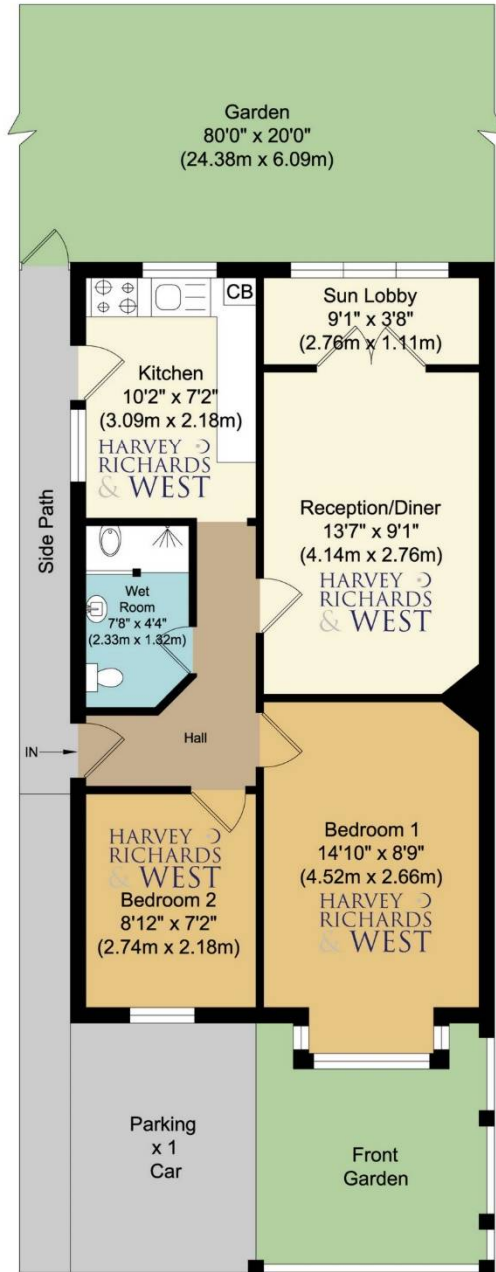
The real beauty of this property is its gorgeous private 80 foot garden which is mainly laid to lawn with a beautiful privet hedge 2/3 of the way down and has the added benefit of mature borders and planting and a convenient garden shed at the end.

For more information or to arrange a viewing please contact Harvey Richards & West on 01227 771196.

Tenure: Freehold
Council Tax: Band C







Approximate Floor Area
 518.60 sq. ft.
 (48.18 sq. m)

TOTAL APPROX FLOOR AREA 518.60 SQ. FT. (AREA 48.18 SQ. M)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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 here have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

25 Baliol Road WHITSTABLE CT5 2EN	Energy rating D	Valid until: 25 October 2033 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> Certificate number: 4190-5662-0322-7324-3073
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Property type	Detached bungalow
Total floor area	44 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current 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

