

HARVEY RICHARDS & WEST

ESTATE AGENTS



Kimberley Grove, Whitstable, CT5

Three bedroom-detached bungalow located in Seasalter with off street parking and an attached garage.

£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




Kimberley Grove, 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

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale this large detached three-bedroom bungalow located in Seasalter. Positioned on a quiet residential cul-de-sac this well proportioned property benefits from an attached garage and off street parking for several cars.

The property is set back from the street behind a pebbled front garden with a driveway to one side of the house and a pathway leading to the front door on the other side. Once through the front door you enter in to the hallway, which all rooms lead from.

The property comprises of three bedrooms, a large living room, family bathroom & extended kitchen/diner, which leads out to the garden and has a breakfast bar.

The rear garden is mostly laid to lawn and enclosed by a wooden fence. The large patio area, which is accessed via patio door in the kitchen/diner wraps round the property and provides plenty of space for garden furniture and entertaining in the summer month.

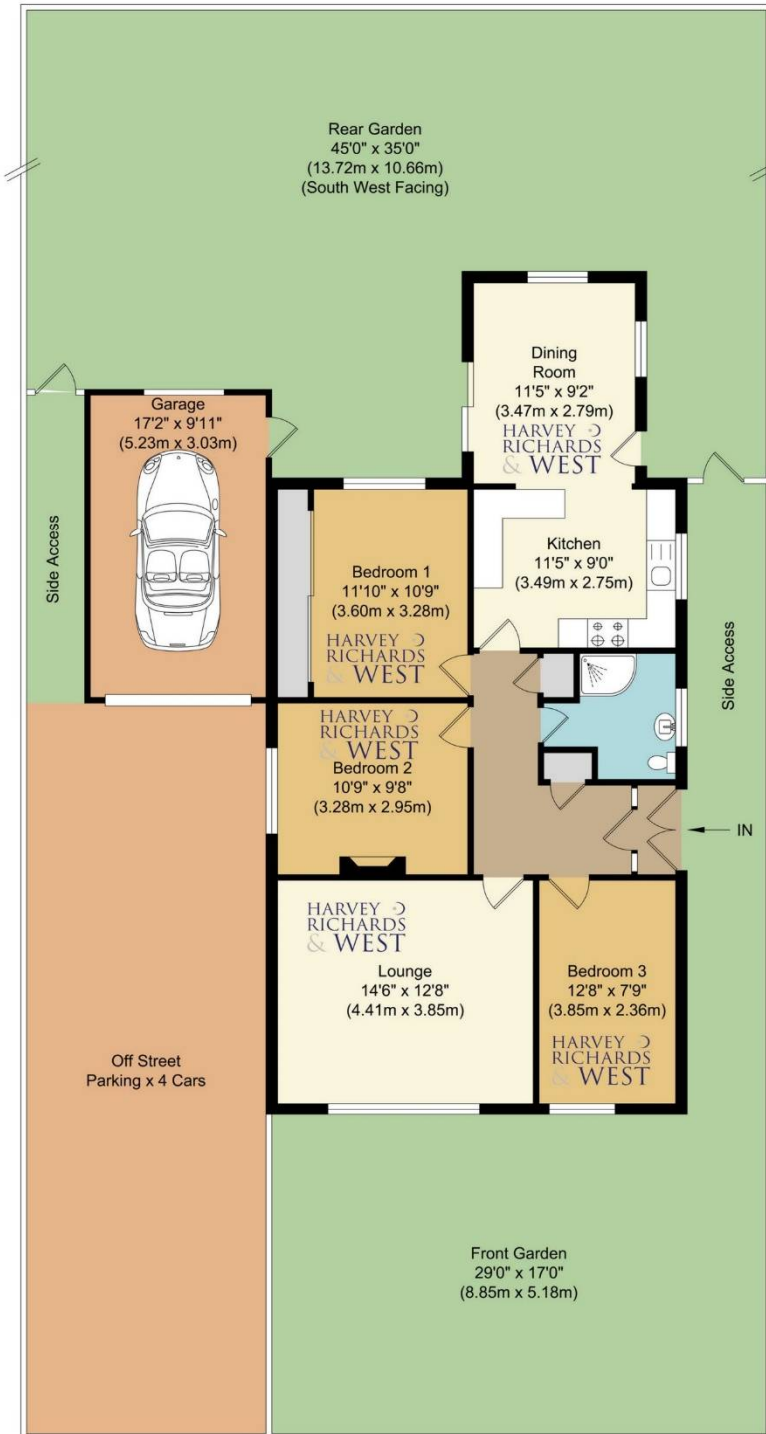
Tenure: Freehold

Council Tax: Band D









Approximate Floor Area
1069.28 sq. ft.
(99.34 sq. m)

TOTAL APPROX FLOOR AREA 1069.28 SQ. FT. (AREA 99.34 SQ. M)

Whilst every attempt 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 responsibilities 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. www.hrwest.co.uk

Energy Performance Certificate



29, Kimberley Grove
Seasalter
WHITSTABLE
CT5 4AZ

Dwelling type: Detached bungalow
Date of assessment: 03-Feb-2011
Date of certificate: 03-Feb-2011
Reference number: 8069-6922-7400-1867-9902
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	57	72
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	51	68
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	336 kWh/m ² per year	216 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	3.2 tonnes per year
Lighting	£90 per year	£47 per year
Heating	£782 per year	£525 per year
Hot water	£120 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.