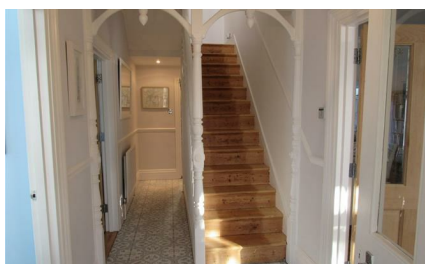




15 Canterbury Road, Herne Bay, Kent, CT6 5HJ



Superior Victorian detached 4/5 bedroom residence located in convenient position just off the sea front and town centre. Lovely family accommodation with parking and a detached garage to the rear. Gas central heating. Sliding sash sealed unit double glazed windows (approx. 7 years old). The property also benefits from a newly slated roof in 2011. Viewing strongly recommended by appointment only please.



Offers In The Region Of £825,000 Freehold



Enclosed Entrance Porch

Consumer unit. Power points.

Entrance Hall

19'8" deep (including staircase) (6m deep (including staircase))
Radiator. Cupboard understairs. Power points.

Front Reception Room

17'0" (into bay) x 13'2" (ceiling height 9'9") (5.2m (into bay) x 4.03m (ceiling height 2.98m))
Power points. Radiator. Television point.

Back Reception Room

13'1" x 13'5" max (4.0m x 4.11m max)
stripped and polished floorboards , period fireplace (currently not in use) , double glazed window overlooking rear garden , radiator , power points

Main Front Reception Room

29'8" x 12'4" (ceiling height 9'9") (9.06m x 3.76 (ceiling height 2.98m))
3x Radiators. Marble fireplace surround and wood burner. Polished flooring. Television point. Opening to

Dining Room

9'9" x 11'11" (2.98m x 3.64m)
Double glazed patio doors to rear garden. Tiled flooring. Radiator. Power points. Side windows. Roof sky light. Opening to

Kitchen/Breakfast Room

23'2" x 13'10" (max width) (7.07 x 4.22 (max width))
Range of base units and wall cupboards. Central breakfast bar. 'Belling' electric range cooker with stainless steel extractor unit over. 'Neff' Integrated dishwasher. Resin sink unit with mixer tap. 'Worcester' boiler in cupboard for gas central heating and hot water. Radiator. Integrated waste bin. Tiled flooring. Power points. Pair of double glazed door to side garden. Telephone point. Rear door to garden.

Utility Room

7'2" x 5'0" (max) (2.19 x 1.54 (max))
Stainless steel sink unit. Plumbed for washing machine. Vented for tumble dryer. Tiled floor. Worktop. Power points. Wall cupboards.

Separate WC

Tiled flooring. Wash basin. Low level WC suite.

FIRST FLOOR

Extensive Feature Split Level Landing

Side windows. Trap door to roof space. 2x Radiators. Power points. Large airing cupboard with hot tank and programmer. East side of landing has exposed timber flooring.

Shower WC Or 5th Bedroom (subject to alterations)

6'9" x 9'1" (2.06m x 2.77m)
Tiled floor. Shower cubicle. Electric shower unit. Vanity wash hand basin. Low level WC suite. Tiled flooring. Heated towel rail.



Family Bathroom/Shower/WC

14'2" x 10'4" (4.34m x 3.16m)

Freestanding bath with mixer tap. Concealed cistern WC incorporating storage unit and circular bowl wash basin, free standing mixer tap. Large walk-in shower cubicle with push button control, rain shower head. Large mirror and shaver socket. Heated towel rail.

Main Landing

9'3" ceiling height (2.83 ceiling height)

Exposed timber flooring.

Bedroom (East)

11'11" x 11'8" (ceiling height 9'5") (3.64m x 3.56 (ceiling height 2.89m))

Built-in cupboard. Radiator. Polished wooden flooring. Original fireplace (Currently not in use). Power points.

Bedroom (East)

13'6" x 13'5" (4.14m x 4.10m)

Radiator. Power points. Polished wood flooring. Built-in cupboard.

Front Bedroom (west)

12'5" x 11'10" (3.8m x 3.62m)

Polished wood flooring. Feature balcony (no access) Radiator. Power points. Original fireplace (currently not in use).

Front Bedroom (west)

16'11" (into bay) x 13'3" (ceiling height 9'5") (5.17m (into bay) x 4.04 (ceiling height 2.88m))

Some sea views. Radiator. Power points.

OUTSIDE

Rear Garden

45' x 40' (13.72m x 12.19m)

Lawned area . Side entrance.

Detached Garage

Up and over door (currently not in use). Plus 2 off road parking spaces and electric car charging point.

Summer House

9'10" x 16'4" (3m x 5m)

Internet connection. Power and light.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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. Made with Metropac CO222

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	 78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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