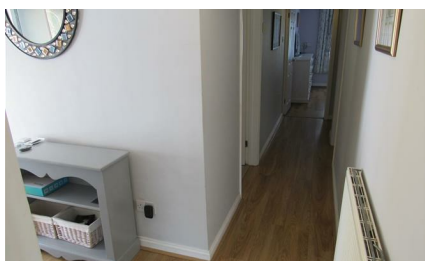




12a Osborne Gardens, Herne Bay, CT6 6SH



NICELY PRESENTED MODERN SPACIOUS DETACHED 2 BEDROOM BUNGALOW LOCATED IN A POPULAR RESIDENTIAL AREA SET IN THE VILLAGE OF BELTINGE WITHIN CLOSE PROXIMITY OF THE LOCAL SHOPS AND BUS ROUTE TO TOWN . OFFERED WITH NO FORWARD CHAIN . GAS CENTRAL HEATING .DOUBLE GLAZING .INTEGRAL GARAGE . VIDEO PRESENTATION AVAILABLE ...



£350,000 Freehold



Entrance Hall

'L' shaped. (spacious). Radiator. Power points. Telephone point. Access to roof with folding ladder. Storage cupboard.

Kitchen

12'3" x 7'9" (3.74m x 2.38m)

Electric oven and hob. Ceramic sink unit with mixer tap. Wall cupboards. Base units. Breakfast bar. Recess for fridge/freezer. Radiator. Power points. Recess for dishwasher. Tiled flooring.

Lounge

12'4" x 17'1" (3.76m x 5.22m)

Wall lights. Television point. Power points. Radiator. Patio doors to rear garden.

Shower/WC

8'3" x 5'1" (2.54m x 1.57m)

Tiled floor and walls. Shower cubicle. Electric shower. Low level WC suite. Heated towel rail. Vanity wash basin.

Side Bedroom

8'7" x 9'5" (2.63m x 2.88m)

Radiator. Power points. Television point.

Utility Area off Hall

5'10" x 3'0" (1.8m x 0.92m)

Wash basin. Radiator. Plumbed for washing machine. Shelving.

Front Bedroom

11'11" (into door recess) x 12'0" (3.64m (into door recess) x 3.68m)

Radiator. Power points. Fitted wardrobes.

OUTSIDE

Rear Garden

Mainly paved. Side gate. Maintenance access. Hose tap. Electric awning over patio doors.

Summer House

9'10" x 11'7" (3m x 3.55m)

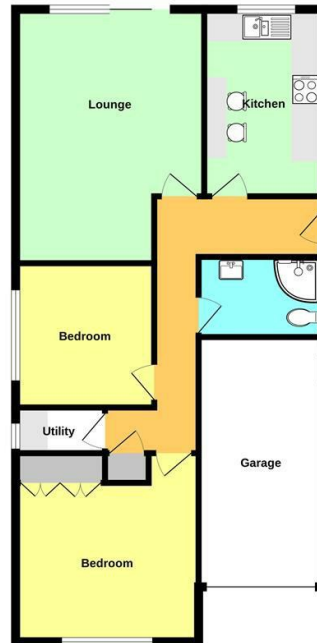
Front

Brick paved. parking for 2 cars.

Integral Garage

14'1" x 8'2" (4.3m x 2.49m)

Boiler for central heating and hot water. Double glazed side window. Shelving. Electric up and over door.



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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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	87
(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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