



12A Keat Farm Close, Herne Bay, CT6 6SL



DONT MISS OUT ON THIS ONE !!!LOVELY COMFORTABLE 27 YEAR OLD 2 BEDROOM STATIC HOME ,TASTEFULLY RE-FURBISHED THROUGHOUT ,LOCATED ON THE EVER POPULAR KEAT FARM FULL RESIDENTIAL PARK AT HILLBOROUGH ON THE BORDER OF BELTINGE VILLAGE WITH THE BUS ROUTE TO THE TOWN CENTRE AND SEA FRONT CLOSE TO HAND . CONVENIENTLY SITUATED FOR THE DOCTORS SURGERY AND RECVLVER CHURCH ALSO VERY CLOSE BY . THIS PROPERTY IS OFFERED ALMOST FULLY FURNISHED WITH GOOD QUALITY (VIRTUALLY UNUSED) FIXTURES AND FITTINGS THROUGHOUT SO JUST MOVE IN , START LIVING AND ENJOY!. GAS CENTRAL HEATING , DOUBLE GLAZING .DETACHED BRICK BUILT GARAGE . NO ONWARD CHAIN ...VIEWING IS STRONGLY ADVISED ...SITE CHARGE £240 PER MONTH INCL WATER AND SEWERAGE BILLS ...COUNCIL TAX £ 140 PER MONTH BAND A , AGE RESTRICTION 50 YEARS +WITH NO EXCEPTIONS PLEASE .STRICTLY NO PETS POLICY IN FORCE..

£215,000 Leasehold



Enclosed Side Entrance Porch

Double glazed. door to kitchen

Kitchen

11'5" width x 9'3" (3.48m width x 2.83m)

Modern base units and wall cupboards, stainless steel sink unit, plumbed in washing machine, ceramic hob, electric oven extractor unit over hob , power points, wall tiling, fridge/freezer, radiator .

Dining Room

10'7" wide x 9'10" (3.24m wide x 3m)

Built in cupboard with gas boiler for central heating and hot water ,radiator , power points , opening into the main Lounge ,also access to the inner hall .

Lounge

15'5" x 11'10" (4.7m x 3.62m)

Double aspect room , modern fire surround with Dimplex luxury coal effect fire . Television . power points , access to main entrance lobby .

Main Entrance Hall

Double glazed door

Cloakroom

low level wc suite , corner washbasin , extractor unit .

Bathroom/Wc

6'6" deep x 5'6" (2m deep x 1.68m)

accessed off inner hall , panelled bath, low level wc suite, tiled walls, vanity washbasin

Bedroom

11'9" x 9'6" (3.6m x 2.9m)

radiator, telephone point, radiator, fitted wardrobe

Bedroom

9'5" x 9'0" (2.89m x 2.76m)

radiator, power points

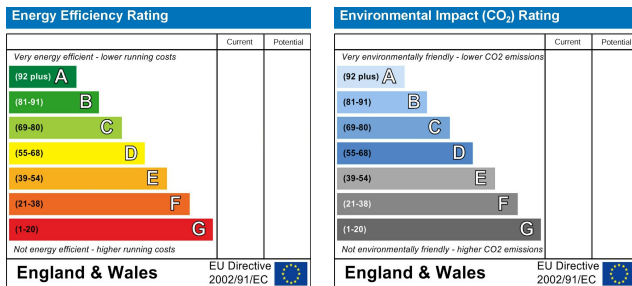
Detached Brick Garage

18'0" x 9'2 (5.49m x 2.79m)

drive way , electric door, personal door, power points and lighting

Garden

small areas to the side and rear.



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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



