



26 Dean Croft, Herne Bay, CT6 7DU



VACANT MODERN SEMI DETACHED 3 BEDROOM HOUSE , RECENTLY UPDATED , LOCATED ON THE SOUTH SIDE OF TOWN SET IN A POPULAR RESIDENTIAL AREA , BUILT IN THE 70'S . CONVENIENT FOR LOCAL SHOPS AND BUS ROUTE TO TOWN . WITHIN EASY DRIVING DISTANCE OF SAINSBURYS SUPERMARKET AND RESTAURANTS ETC .GAS CENTRAL HEATING , DOUBLE GLAZING ,LONG DRIVE WAY TO GARAGE

**£350,000 Freehold**



## Entrance Porch

### Entrance Hall

Radiator ,cupboard under stairs

### Lounge/ Dining room

22'11" x 12'5" (7m x 3.79m )

tv point ,power points ,2 radiators , pair of double glazed doors to rear garden .

### Kitchen

11'8" x 8'2" (3.58m x 2.49m )

Newly fitted base units ,wall cupboards, recess for cooker ,resin sink unit , recess and plumbed for washing machine ,recess for cooker, cupboard under stairs housing fridge /freezer, cupboard housing new boiler for central heating and hot water ,

### Landing

power point, airing cupboard with hot tank .

### Newly fitted Bathroom/Wc

6'4" max depth x 6'2" (1.94m max depth x 1.89m )

Panelled bath with independent shower unit, shower curtain, radiator, low level wc suite ,vanity washbasin, part wall tiling .

### Rear Bedroom

11'11" x 9'9" (3.64m x 2.98m )

Radiator , power points , built in wardrobes ,

### Front Bedroom

8'7" x 7'8" (2.64m x 2.35m )

Radiator ,power points

### Front Bedroom

11'11" into door recess x 11'1" (3.64m into door recess x 3.39m )

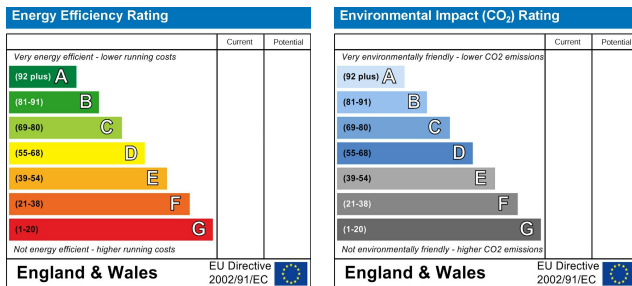
Radiator , power point, trap door to roof space with ladder .

### Rear garden

Detached Garage , lawned area ,patio , space for shed .

### Front Garden

lawned open plan , long drive way.



**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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