



42 Pettman Close, Herne Bay, Kent, CT6 5TL



MODERN SEMI DETACHED 3 BEDROOM HOUSE LOCATED ON THE EASTERN SIDE OF THE TOWN IN A PLEASANT CUL-DE-SAC . WITHIN CLOSE PROXIMITY OF THE BUS ROUTE TO CANTERBURY AND INTO THE TOWN CENTRE , REASONABLE WALKING DISTANCE AND EASIER CYCLING DISTANCE TO HERNE BAY HIGH SCHOOL AND MAIN LINE RAILWAY STATION . GENEROUS FRONT GARDEN WITH DRIVE WAY , GOOD SIZE REAR GARDEN . GAS CENTRAL HEATING AND DOUBLE GLAZING . OFFERED WITH NO ONWARD CHAIN .

£365,000 Freehold



Front Entrance Door

opening into internal porch /lobby

Internal Porch/lobby

Double glazed picture window facing south .

Cloakroom

6'5" x 2'9" (1.96m x 0.84m)

Low level wc suite , washbasin .

Main Entrance Hall

20'8" max depth x 6'0" max (6.3m max depth x 1.85m max)

Radiator ,power points , cupboard under stairs, with gas meter and consumer unit.

Front Lounge

14'8" x 12'4" (4.48m x 3.78m)

Large stone clad breast with working fireplace incorporating display niches plus remote control electric fire.

Radiator and power points .Folding doors to Dining Room

Dining Room

18'11" wide x 10'5" (5.78m wide x 3.18m)

2 radiators , power points , double glazed doors to rear garden , opening to Kitchen

Kitchen

9'10" max width x 9'10" max depth (3m max width x 3m max depth)

Range of base units and wall cupboards , one and a half bowl stainless steel sink unit , recess and plumbed for washing machine , recess for fridge , power points, free standing Cannon electric oven and hob, extractor unit, power points , window overlooking the rear garden , side window, and door to garden

First floor Landing

Power point

Seperate wc

low level wc suite ,concealed cistern,

Bathroom

Panelled bath with mixer taps , mains shower unit over bath plus screen door ,heated towel rail, vanity wash basin , tiling

Back Bedroom

10'9" x 9'2" deep (3.28m x 2.8m deep)

Built in wardrobe with shelving and storage , additional fitted wardrobe, , power points , radiator

Front Bedroom (south facing)

12'4" x 9'1" (3.77m x 2.78m)

Airing cupboard housing Ideal boiler for central heating and hot water , radiator, fitted wardrobes, power points ,

Side Bedroom

8'8" x 7'8" (2.66m x 2.35m)

fitted cupboard over stairs bulkhead, radiator ,power points ,



Rear Garden

60'0" deep approx (18.29m deep approx)

Mature garden ,lawned , flower beds , greenhouse . PLEASE NOTE THAT THERE IS AN UNFENCED REAR SECTION OF GARDEN ADJOINING WHICH BELONGS TO THE RAILWAY COMPANY AND THIS IS CURRENTLY RENTED TO THE OWNERS OF THIS HOUSE FOR £140 PER ANNUM

Open plan front garden

Ideal for landscaping or additional parking , long drive way to the Detached garage at the rear .

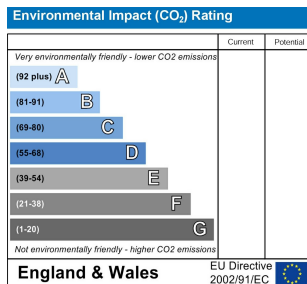
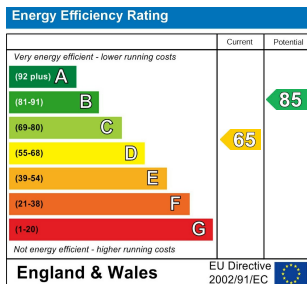
Detached Garage

16'0" deep x 9'2" wide (4.9m deep x 2.8m wide)

Up and over door ,single side door , power supply.



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Note:

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

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