



### Woodford 6 Priory Lane, Herne Bay, Kent, CT6 5UH



DETACHED 2 BEDROOM WELL APPOINTED BUNGALOW LOCATED ON THE SOUTH SIDE OF TOWN IN A SIDE ROAD JUST OFF THE MAIN CANTERBURY ROAD WITH ACCESS TO THE COASTAL ROADS AND MAIN ROUTE INTO CANTERBURY CITY . BUS ROUTE CONVENIENTLY CLOSE BY FOR HERNE BAY TOWN CENTRE AND SEA FRONT . RECENTLY UNDERGONE EXTENSIVE REFURBISHMENT THROUGHOUT NOW OFFERING COMFORTABLE MODERN LIVING ACCOMMODATION AND A WELL KEPT DEEP REAR GARDEN FOR THE ENTHUSIAST(S). GAS CENTRAL HEATING .DOUBLE GLAZING . OFF ROAD PARKING .

**£425,000 Freehold**



### Entrance Porch

### Entrance Hall

Radiator, power points ,access to roof space , with extending ladder .cupboard housing consumer unit .

### Front Bedroom

12'6" into bay approx x 11'2" (3.82m into bay approx x 3.42m )

Radiator, power points ,feature half moon window to side wall , mirror fronted fitted wardrobe .

### Front Bedroom 2

13'10" into bay x 11'2" max width . (4.23m into bay x 3.41m max width .)

Fitted mirror fronted wardrobes ,power points ,radiator .

### Lounge/Dining Room

24'6" x 10'7" max width reducing to 10'0" (7.48m x 3.24m max width reducing to 3.06m )

Nice through room overlooking the rear garden with double glazed patio doors , upright wall radiator with additional conventional radiator , power points , tv point , side window , .

### Shower /wc

6'1" max width x 5'7" ax depth (1.86m max width x 1.72m ax depth )

shower cubicle with mains shower unit, vanity wash basin, low level wc suite, mirror fronted medicine cabinet , tiled walls and floor .radiator

### Kitchen

10'0" max depth x 9'11" max width (3.06m max depth x 3.04 max width )

Newly fitted base units with wall cupboards , recess for fridge/freezer, electric oven with hob, stainless steel sink unit with mixer taps ,recess for dishwasher , built in larder cupboard, recess for washing machine, upright wall radiator, side window , wall cupboard housing Worcester gas boiler for the central heating system, power points , double glazed door to rear porch

### Double Glazed Rear Porch

9'9" x 4'9" (2.99m x 1.45m )

power points ,door to rear garden

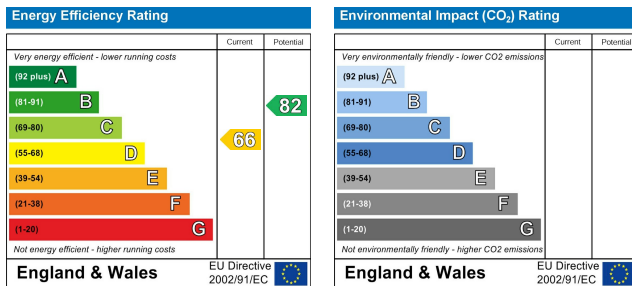
### Rear Garden

85'0"ft x 25'11" ft approx (25.91mft x 7.92m ft approx )

Mainly laid to lawn , established flower beds , 3 sheds , 2 patio areas ,external lights , side access and gate .

### Front Garden

lawned area , flower beds , drive way for vehicle .



**Note:**

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

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