



2/3 Chapel Cottages Bogshole Lane, Herne Bay, CT6 7BU



SEMI -DETACHED PERIOD COTTAGE FORMERLY 2 INDIVIDUAL PERIOD COTTAGES SET APPROX 80 FT BACK FROM THE LANE .STANDING ON A LARGE AND INTERESTING AND VERSATILE PLOT . BENEFITS FROM A DETACHED INSULATED 12M X 5.28M WORKSHOP IN THE REAR GARDEN .OFFERING 3 BEDROOMS ON THE FIRST FLOOR AND A GUEST BEDROOM WITH EN SUITE ON THE GROUND FLOOR . SPACIOUS ACCOMMODATION WITH AN AMAZING GARDEN WHICH HAS BEEN THE HOME TO DUCKS AND CHICKENS AND VARIOUS OTHER ANIMALS FOR MANY YEARS AND IS IDEALLY SUITED TO ANY LIKE MINDED PURCHASER(S) .WORKING FROM HOME HERE WOULD BE A DREAM . GAS CENTRAL HEATING AND DOUBLE GLAZING . IN A SEMI RURAL LOCATION IN A NO THROUGH ROAD ON THE FAR EAST SIDE OF TOWN YET CLOSE TO THE LOCAL STORE ,PUBLIC HOUSE AND BUS ROUTE TO TOWN. VIEWING IS STRICTLY BY APPOINTMENT ONLY PLEASE .

£675,000 Freehold



Main Front Door to Lounge

Lounge (facing west)

11'3" x 11'0" (3.45m x 3.36m)

double glazed victorian style sliding sash windows , 2 radiators, power points , tv point , log burner in fireplace , openings either side of the fireplace leading into the Dining Room.

Dining Room (facing West)

12'2" x 11'2" (3.71m x 3.41m)

Fireplace (working) pair of double glazed doors to front of the property ,radiator, power points ,door to Bedroom.

Kitchen

9'10" average width x 10'11" depth (3m average width x 3.33m depth)

Modern fitted units incorporating base units ,wall cupboards , electric Indesit oven , integrated microwave, gas hob, recess for additional fridge, slimline fridge /freezer, Beko dish washer , recess and plumbed for washing machine , tiled floor, tiling and power points .One and a half bowl sink unit with mixer taps, double glazed window, double glazed side window ,stairs to first floor door to Bedroom /living room .

Bedroom/ Living Room

12'3" x 10'8" (3.75m x 3.26m)

This room can be accessed from the Dining Room or the Conservatory , vanity washbasin, tv point , power points .

Wet Room with wc

Heated towel rail

Conservatory

18'2" x 13'0" (5.55m x 3.98m)

Polycarbonate roof ,tiled floor , double glazed patio door to garden , 2 radiators . tv point , power points .

Stairs to Landing

Main Bedroom (Front)

12'6" max width x 11'0" (3.83m max width x 3.36m)

Sliding sash double glazed window, power points

Inner Landing

Deep storage cupboard ,(removable) staircase to roof storage

Bathroom/wc

9'8" x 6'6" deep approx (2.95m x 2m deep approx)

Panelled bath with mixer taps , vanity washbasin, low level wc suite, additional storage cupboards , Ideal wall mounted boiler for central heating and hot water ,heated towel rail,

Back Bedroom

9'7" x 7'5" (2.94m x 2.28m)

Radiator, power points

Front Bedroom

12'4" x 9'7" (3.77m x 2.94m)

Radiator ,power points



Large Rear Garden

Deceptive, spacious and landscaped into several areas and currently used for animals such as ducks and chickens , including a large filtered pond , , lawned areas , pebbled area for seating , 2 greenhouses, , polytunnel, , useful hidden areas for storage and planting ,gated side access for extra parking approx 4.96m wide ,outside tap

Large Detached Workshop/Garage

39'4" x 17'3" (12m x 5.28m)

Approx 6 years old , timber construction ,insulated ,light and power , double glazed window , pair of service doors ,additional door , the flooring is slightly on 2 levels with no steps .

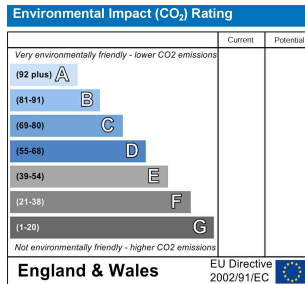
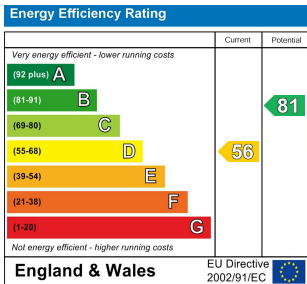
Front Garden

79'11" x 41'11"ft (24.38m x 12.80mft)

Large brick paved drive way with raised flower beds , pair of wooden ranch style gates to front boundary , cctv installed.



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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Note:

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

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