



11B Strangford Place, Herne Bay, CT6 7UJ



2005 DETACHED CHALET STYLE PROPERTY LOCATED ON THE FAR SOUTH SIDE OF HERNE BAY IN A CUL -DE -SAC ,OFFERING 4 BEDROOM VERSATILE ACCOMMODATION . VERY CONVENIENT FOR LOCAL SHOPS ON THE ESTATE .WITHIN WALKING DISTANCE OF THE BUS ROUTE TO THE TOWN ,HERNE VILLAGE AND CANTERBURY . FACING SOUTH .GAS CENTRAL HEATING , DOUBLE GLAZING ,SEPERATE DRIVE WAY TO A DETACHED GARAGE .PLEASE NOTE THAT THIS PROPERTY IS ONE OF 2 BUILT AT THE REAR OF STRANGFORD PLACE MAIN ROAD AND APPROACHED VIA A SHARED DRIVE WAY WITH THE NEIGHBOUR .

**£495,000 Freehold**



### **T shaped Entrance Hall**

Cupboard under stairs .

### **Front Bedroom /Reception Room**

10'8" wide x 9'10" (3.26m wide x 3m )

Radiator ,power points , built in wardrobe .

### **Front Bedroom/Reception Room**

10'2" x 9'10" (3.12m x 3m )

Radiator, power points

### **Modern Shower /wc**

6'2" x 5'8" wide (1.88m x 1.74m wide )

Low level wc suite , walk in shower cubicle , heated towel rail, vanity washbasin, tiled walls , tiled floor .

### **Kitchen (overlooking rear garden )**

9'10" x 14'0" (3m x 4.27m )

Range of fitted base units and wall cupboards ,ceramic one and a half bowl sink unit with mixer taps, recess and plumbed for washing machine, ,electric oven, gas hob, and extractor fan, power points ,tiling , Bosch integrated dishwasher , double glazed door to rear garden .

### **Lounge (over looking rear garden )**

14'5" wide x 14'9" approx (4.40m wide x 4.50m approx )

Tv point, power points ,radiator, built in storage cupboard housing gas central heating boiler , modern feature fireplace with built in electric fire .pair of double glazed french doors to rear garden .

### **Stairs and Landing**

Access to roof space, eaves storage on half landing ,access to roof space .

### **Front Bedroom**

13'1" wide approx x 10'3" (4m wide approx x 3.14m )

Eaves storage , radiator ,power points ,tv point Sloping ceilings will reduce the overall room sizes .

### **Back Bedroom**

13'1" wide approx x 10'3" approx (4m wide approx x 3.14m approx )

fitted wardrobes ,eaves cupboards, additional cupboards, tv point , power points ,radiator, sloping ceilings may affect the overall room sizes .

### **Bathroom/wc**

7'5" x 5'8" (2.27m x 1.75m )

wall tiling, tiled floor, pedestal washbasin , low level wc suite, panelled bath with shower screen and independent shower unit, radiator,

### **Detached Garage**

16'9" x 9'10" (5.13m x 3m )

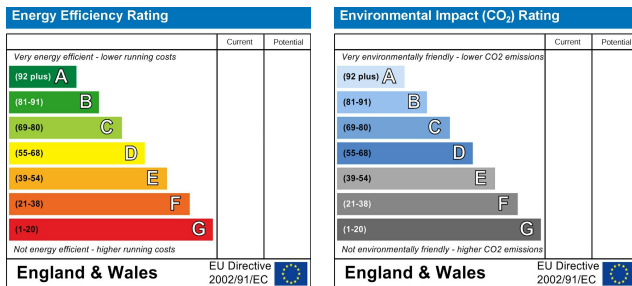
Electric roller door ,personal door, pitched roof for storage ,power points

### **Rear Garden**

Lawned area with established flower borders , patio area , summerhouse, external lighting, , additional side entrance and gate , pea shingled drive to side garden with gates and side gate

### **Front Garden**

Made up of a Pea shingled open drive way shared with the neighbour



**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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