



10 Bluebell Woods Shalloak Road, Broad Oak, CT2 0QA



,NO FORWARD CHAIN ,2 BEDROOM STATIC HOME LOCATED IN A QUIET SPOT ON A VERY POPULAR FULL RESIDENTIAL SITE NEAR CANTERBURY .TRANSPORT IS ADVISABLE AS THE BUS TRANSPORT IS VERY LIMITED . SOME UPDATING REQUIRED .RE-ROOFED APPROX 4 YEARS AGO ..CALOR GAS BOTTLE FED CENTRAL HEATING SYSTEM .DOUBLE GLAZED .EXTRA INSULATION INSTALLED . .LOTS OF ITEMS INCLUDED ...REASONABLE OFFERS INVITED .THIS PROPERTY DOES NOT HAVE OFF ROAD PARKING SO PARKING IN THE MAIN CAR PARK IS £8.75 PER MONTH ...SERVICE CHARGE CURRENTLY £2 15 PER MONTH ...AGE RESTRICTION APPLIES ..NO PET POLICY IN FORCE ...WHEELCHAIR FRIENDLY

Offers In The Region Of £89,995 Leasehold



Side Porch

15'5" depth x 3'9" wide (4.70m depth x 1.14m wide)
Ideal storage area , space for disabled buggy

Entrance Hall

Broom cupboard , power points

Main Bedroom

9'10" wide x 7'6" (3m wide x 2.3m)
Wardrobes and bedside cabinets , radiator , power points

Bedroom

7'3" x 7'3" m approx (2.22m x 2.22 m approx)
Fitted wardrobe, radiator , power points

Shower /wc

Shower cubicle , pedestal wash basin, radiator , low level wc suite .

Kitchen /Breakfast Room

12'8" max depth x 11'8" max depth (3.87m max depth x 3.57m max depth)
L shaped room , base units , wall cupboards, space for cooker , tumble drier , microwave, plumbed for washing machine , space for fridge /freezer , Vaillant combi boiler for central heating and hot water , radiator, power points , sink unit , space for fridge/freezer...

Opening to Lounge

12'11" x 11'8" (3.95m x 3.57m)
Tv unit, corner unit, single display unit, telephone point , wall light , room thermostat , radiator , power points door to garden ,

Surround garden

lots of ornaments , seating , shed , not overlooked at the rear and nice open views to the side (restricted by bushes)



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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