

property@wilbeeandson.co.uk

46 Oakdale Road, Herne Bay, CT6 6AJ



DETACHED 2/3 BEDROOM CHARACTER PROPERTY LOCATED IN A POPULAR RESIDENTIAL AREA ON THE EAST SIDE OF TOWN WITHIN A SHORT WALKING DISTANCE OF THE MAIN BUS ROUTE AND LOCAL SHOPS .OFFERED WITH NO FORWARD CHAIN . COMFORTABLE ACCOMMODATION LAYOUT .GAS CENTRAL HEATING AND DOUBLE GLAZING . GARAGE /WORKSHOP .

£395,000 Freehold



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Enclosed Entrance Porch

Entrance Hall

Radiator

Front Reception Room/Bedroom

11'5" x 10'0" (3.5m x 3.06m) Radiator , power points

Front Bedroom

14'9" max depth x 12'9" (4.5m max depth x 3.9m) Side window, fireplace, power points

Inner Hall

Electric meter cupboard

Shower/wc

6'3" x 6'0" (1.93m x 1.85m)

Shower cubicle, low level wc suite, pedestal washbasin, heated towel rail, tiling

Kitchen/Breakfast

11'5" x 8'0" (3.5m x 2.46m)

Base units, wall cupboards, radiator, power points, stainless steel sink unit, gas and electric cooker point,

Lounge (rear)

12'7" x 10'7" (3.85 x 3.23m)

Pair of double glazed doors to rear garden ,radiator , power points

Sliding door off hall to 1st floor

Attic Bedroom

28'3" x 17'0" (8.62m x 5.2m)

maximum measurements include sloping ceilings & chimney breast . Eaves storage , gas boiler for central heating and hot water , 2 velux roof windows ,double glazed side window, power points, wc and washbasin

Conservatory

13'11" x 10'3" (4.25m x 3.13m)

Pitched roof, plumbed for washing machine, power points, radiator,

Detached garage (old)

Ideally useful as a workshop/storage, light and power.

Rear Garden

established and mature, lawned area, 2 side entrances with gates

Front Garden

Comfortable size ,established with shrubs , grass etc drive way to GARAGE

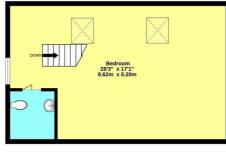
Ground Floor



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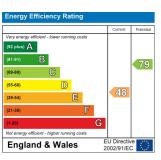
Conservatory 13'11" x 10'3" hen/Breakfast 11'6" x 8'1" 3.50m x 2.46r 12'8" x 10'7" 3.85m x 3,23m

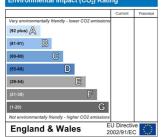
14'10" x 13'3" max 4.52m x 4.05m max



1st Floor







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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