



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



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

1st Floor



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note:

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

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