

property@wilbeeandson.co.uk

### 131 Albany Drive, Herne Bay, Kent, CT6 8SH



GREAT LOCATION LITERALLY JUST OFF THE SEA FRONT ON THE WEST SIDE OF TOWN .RARELY AVAILABLE IN THIS SOUGHT AFTER LOCATION ,2/3 BEDROOM DETACHED BUNGALOW IDEAL FOR RETIREMENT . NICELY APPOINTED WITH GOOD SIZE ACCOMMODATION ,GAS CENTRAL HEATING , DOUBLE GLAZING .GARAGE/WORKSHOP ,COMFORTABLE SOUTH WESTERLY REAR GARDEN FOR RELAXING ....EARLY VIEWING RECOMMENDED .....

£495,000 Freehold

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#### **Enclosed Entrance Porch**

Located at the side of the property

#### **Entrance Hall T shaped**

Cupboard housing consumer unit, radiator, power points, access to roof space, storage cupboard.

#### **Front Lounge**

18'6" x 11'10" (5.66m x 3.63m)

Fireplace with gas fire, tv point, power points, radiator, additional side window.

#### **Side Bedroom/Dining Room**

12'0" x 11'9" (3.67m x 3.6m)

Pair of doors to conservatory, radiator, power points.

#### **Front Bedroom**

11'10"x 11'0" (3.63mx 3.37m)

Fitted wardrobes, overhead storage, radiator, power points.

#### **Study / Dressing Room**

7'5" x 6'11" m (2.28m x 2.11 m)

Measurement excludes fitted wardrobes ,power points

#### Shower /wc

8'7" x 7'10" (2.62m x 2.39m)

Walk in shower cubicle ,mains shower unit, heated towel rail , low level wc suite , vanity washbasin, tiled walls , shaver and light unit ,

#### **Kitchen (rear)**

13'8" max x 8'10" max (4.17m max x 2.71m max)

Double aspect room ,base units ,wall cupboards ,gas hob, electric double oven, one and a half ceramic bowl sink unit , radiator, extractor unit , door to garden

#### **Enclosed Side Porch**

double glazed, plumbed for washing machine, power points, door to rear garden,...

#### Conservatory

17'7" x 9'6" (5.36m x 2.9m)

Radiator, vaulted ceiling, lighting, window blinds, pair of double glazed doors to rear garden

#### **Secluded Rear Garden**

South westerly aspect, mature plants and bushes, ,decking area, patio area for sun bathing, side gates,

#### **Attached Garage**

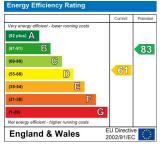
Mainly used as a useful workshop with up and over door ,, Worcester gas boiler for central and hot water , power points ,consumer unit , gas meter ,double glazed window, personal rear door .

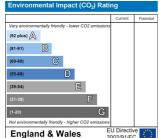
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#### Note:

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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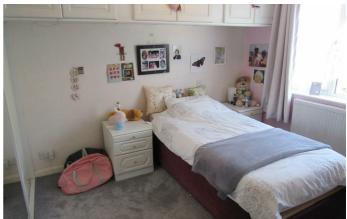


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