



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 RELAXINGEARLY VIEWING RECOMMENDED

£495,000 Freehold



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 .



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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, fixtures and furniture shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hergo® CO2x



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 83 |
| (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 | 83 |
| (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.

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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