



7 Cavendish Road, Herne Bay, CT6 5BE



FREEHOLD SEMI -DETACHED 2 BEDROOM VICTORIAN COTTAGE STYLE PROPERTY ARRANGED ON 2 LEVELS
..CONVENIENTLY LOCATED IN THE TOWN CENTRE IN A NO THROUGH ROAD..,ALSO CLOSE TO THE SEA FRONT.. LOCAL
SHOPS AND SCHOOLS A FEW MINUTES AWAY .SCOPE FOR FURTHER IMPROVEMENTS BY POSSIBLY EXTENDING INTO
THE ROOF SPACE (subject to planning consent) . GAS CENTRAL HEATING ,DOUBLE GLAZING .GARAGE /WORKSHOP ,
COURTYARD.... GREAT BUY TO LET

£285,000 Freehold



Small Entrance Lobby

Stairs to the first floor ,door to Lounge

Lounge

11'11" x 11'3" (3.65m x 3.43m)

double window , recess for storage , tv point ,radiators , recess under stairs ,power points .opening to kitchen .

Kitchen

11'9" x 8'0" (3.6m x 2.45m)

base units ,wall cupboards , stainless sink unit ,tiled floor ,2 double glazed window ,wall cupboard, recess for fridge , recess for freezer , ,recess and plumbed for washing machine, recess for gas cooker,

Walk in Utility Cupboard

6'3" deep x 3'1" (1.91m deep x 0.95m)

plumbed for washing machine, power point, light , space for tumble drier.

Bathroom/wc (off Kitchen)

6'4" deep x 4'10" (1.94m deep x 1.49m)

Panelled bath, pedestal wash basin, tiled floor and walls .Opening to WC low level wc suite , radiator, ,tiled floor and walls ,double glazed window ,Gas boiler for central heating and hot water.

Stairs to Landing (off entrance lobby)

Bedroom

9'6" max depth x 8'6" (2.9m max depth x 2.6m)

2 windows , radiator ,power points .

Main Rear Bedroom

13'1" x 11'10" (4m x 3.63m)

Double aspect room , power points , trap door to roof space with extending ladder ,potential to convert the roof space subject to planning approval.

Timber Workshop

14'7" x 8'0" (4.45m x 2.44m)

2 service doors ,light and power ,

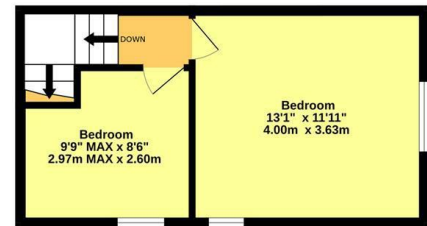
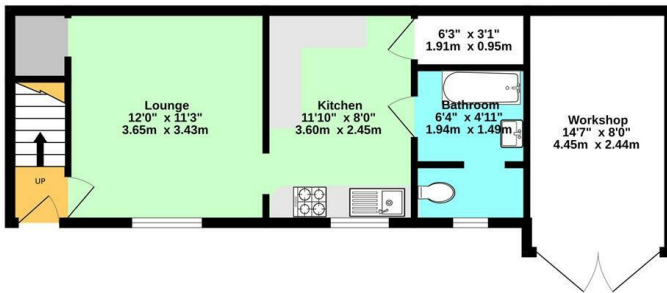
Walled Courtyard Garden (front)

Pair of gates to drive way for small vehicle , storage sheds , gates to drive way . South Westerly aspect

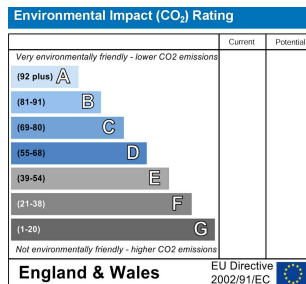
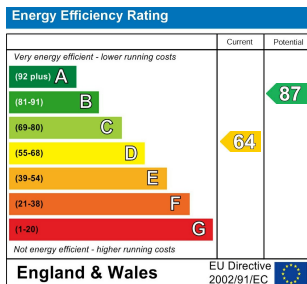


Ground Floor

1st Floor



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Note:

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

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