



38 Cavendish Road, Herne Bay, CT6 5BB



VICTORIAN MID TERRACE HOUSE CONVENIENTLY LOCATED IN THE CENTRE OF TOWN , WELL APPOINTED FAMILY ACCOMMODATION .CLOSE TO THE SEA FRONT AND BUS ROUTE FOR SCHOOLS ETC , GAS CENTRAL HEATING , PART DOUBLE GLAZING . POTENTIAL INVESTMENT PROPERTY BASED ON A RENTAL INCOME OF APPROX £20,000 - £25,000 PER ANNUM....

£385,000 Freehold



Entrance Porch

Entrance Hall

Radiator ,power points ,recess under stairs, plumbed for washing machine .

Lounge (front)

13'1" into bay x 11'5" (4m into bay x 3.5m)

Radiator , power points , fireplace (not in use) ,

Reception Room (rear)

11'1" x 9'9" into recesses (3.4m x 2.98m into recesses)

Radiator ,power points , double glazed window .

Kitchen/Breakfast

17'8" x 8'0" m (5.39m x 2.44 m)

Modern range of base units ,wall cupboards , power points ,radiator, one and half bowl ceramic sink unit , electric oven and hob , stainless steel and glass extractor unit over , recess for fridge /freezer ,double glazed window, double glazed door to rear garden , recess and plumbed for washing machine , programmer , gas boiler for central heating and hot water located in the base unit .

Split level landing

Radiator ,

Seperate WC

Low level suite .

Shower Room/wc

Shower cubicle, low level wc suite , wall tiling , pedestal washbasin, heated towel rail, double glazed window ,

Main Bathroom /wc

8'7" max x 7'9" max (2.64m max x 2.37m max)

Panelled bath with shower unit over plus screen door , heated towel rail , wall heater, pedestal wash basin , double glazed window,

Upper Landing

Radiator , power point, stairs to Attic,

Back Bedroom

11'5" m x 9'10" (3.49 m x 3m)

double glazed window, radiator, power points,

Front Bedroom (master)

15'8" max width x 11'4" (4.80m max width x 3.47m)

2 radiators , power points , tv point,

Stairs to Attic Room

1/2 landing with velux roof window

Attic Bedroom

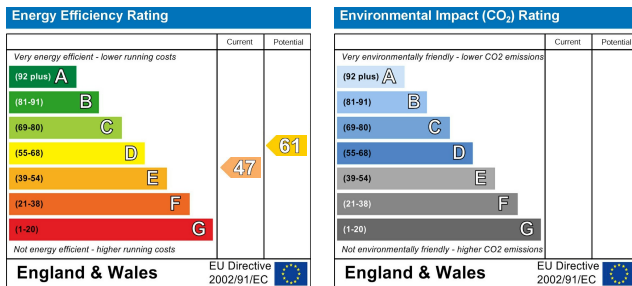
14'9" max width x 15'10" (4.50m max width x 4.83m)

power points , radiator

Rear Garden

35'11" depth (10.97m depth)

mainly paved , hose tap , side garden area



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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