



3 Brooklands Close, Herne Bay, CT6 8AW



Modern 2 bedroom detached bungalow located on a private estate on the extreme west side of town, close to the sea & cliff top walks to Hampton Bay and Whitstable. Offered with NO FORWARD CHAIN . Ideal retirement home with a good size rear garden. Gas central heating and double glazing. Scope to extend lounge if desired overlooking rear garden. Spacious roof ideal for conversion subject to planning approval . Solar panels on the rear roof currently still in operation for the electricity .PRICE GUIDE £400,000-£425,000



£425,000 Freehold





Entrance Hall

L shaped. Power points. Radiator. Access to roof space with ladder.

Front Bedroom

16'4" depth x 8'11" (4.98m depth x 2.73m)

Radiator. Television point. Power points.

Front Bedroom

12'2" x 8'11" (3.72m x 2.72m)

Radiator. Power points.

Kitchen

12'9" max depth x 11'5" (3.89m max depth x 3.48m)

Range of base units and wall cupboards. 1 1/2 bowl sink unit with mixer tap. Integrated washing machine, Integrated Bosh oven. Unit under lighting. Fridge/freezer. Radiator. Gas hob. Stainless steel extractor hood. Dishwasher. Back door to side entrance and gate to front and access to rear garden.

Shower/WC

7'2" x 6'6" (2.19m x 2m)

Corner shower cubicle. Mirror fronted medicine cabinet. Vanity wash hand basin. Radiator. Tiling. Tiled floor.

Rear Lounge

16'1" x 11'5" (4.92m x 3.49m)

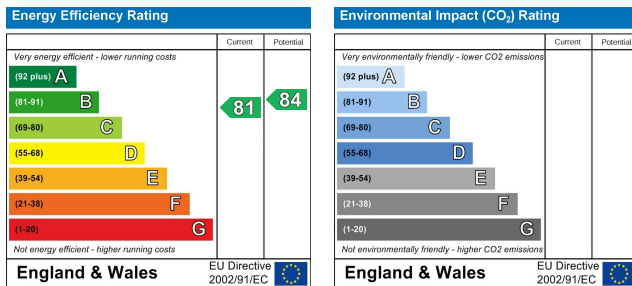
South facing. Television point. Radiator. Power points. Door to garden.

OUTSIDE

Rear Garden

48' deep x 42' wide (14.63m deep x 12.80m wide)

Mainly laid to lawn. Fully enclosed/ External power point. Summer house with separate storage area. 2x plastic sheds.



Note:

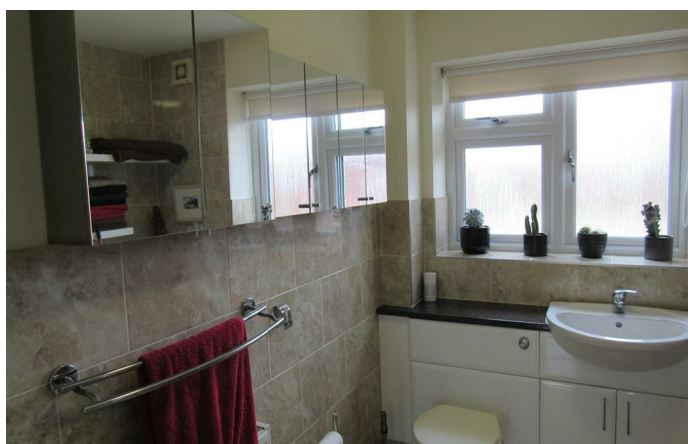
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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