



72 Osborne Gardens, Herne Bay, Kent, CT6 6SF



1950,s 2 BEDROOM DETACHED BUNGALOW ,IDEALLY TO BE PURCHASED AS A RETIREMENT PROJECT OR FOR GENERAL IMPROVEMENT BUT SOLD AS SEEN .POPULAR RESIDENTIAL LOCATION IN THE VILLAGE OF BELTINGE , HANDY FOR THE DOCTORS SURGERY ,ON THE BUS ROUTE AND THE LOCAL SHOPS ARE JUST A SHORT DISTANCE AWAY . GAS CENTRAL HEATING AND DOUBLE GLAZING .OFF ROAD PARKING ,CONSERVATORY TO THE REAR. REASONABLE OFFERS ARE INVITED FOR A QUICK SALE .PLEASE NOTE THAT A NEW DEVELOPMENT /HOUSING ESTATE IS NOW UNDER CONSTRUCTION AT THE REAR OF THIS PROPERTY AND A NEW ROAD TO THE SIDE OF THIS PROPERTY IS BEING INSTALLED FOR EMERGENCY VEHICLES ONLY WITH AUTOMATIC BOLLARDS BEING INSTALLED TO PREVENT UNAUTHORISED VEHICLE ACCESSREASONABLE OFFERS INVITED FOR A QUICK SALE

Offers In The Region Of £339,500 Freehold



Enclosed Entrance Porch

Entrance Hall

L shaped , power points ,radiator, consumer unit, access to roof space with ladder .

Front Bedroom

9'10" x 9'5" (3m x 2.89m)

Radiator ,power points ,

Front Bedroom

12'0" x 9'3" excl range of wardrobes (3.68m x 2.83 excl range of wardrobes)

Radiator, power points .

Shower / wc

shower cubicle , slim style wash basin ,low wc suite .

Lounge (rear)

14'9" x 11'4" (4.5m x 3.46m)

Tv point, power points , open (real) fire with feature wood shelf over fireplace , gas point , side window, , radiator, power points , double glazed door to Conservatory .

Kitchen

10'10" x 9'4" wide (3.32m x 2.86m wide)

Range of base units with wall cupboards ,stainless steel extractor hood , gas hob, electric oven ,integrated dish washer , radiator, recess for fridge /freezer, combi gas boiler for central heating and hot water , recess for washing machine ,door to conservatory .

Conservatory

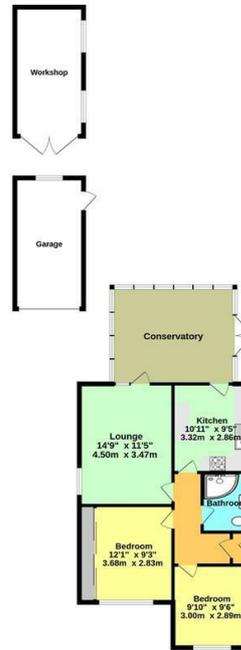
Double glazed construction ,east /south westerly aspect. light and power

Outside Rear

Rear garden lawned ,various timber outbuildings and disused garage .

Outside Front

Long drive way ,lawned area .side entrance .



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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	85
(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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