



65 South Road, Herne Bay, CT6 5AT



NEW TO THE MARKET .FULLY REFURBISHED 4 BEDROOM MID TERRACE HOUSE ,LOCATED IN THE CENTRE OF THE TOWN ,CONVENIENT FOR SCHOOLS , EASY WALKING DISTANCE OF THE TOWN CENTRE ,LOCAL SHOPS AND SEA FRONT . GAS CENTRAL HEATING , DOUBLE GLAZING , MUST BE VIEWED TO APPRECIATE THE QUALITY AND ACCOMMODATION THIS PROPERTY PRESENTS .

£525,000 Freehold



Main front door

Double glazed front door leading to hallway

Hallway

Wood effect flooring , stairs to first floor, radiator, cupboard under stairs.

Lounge(front)

11'8" x 25'1" deep (3.58m x 7.66m deep)

2 x Radiators, Wood effect flooring , power points

Kitchen /diner

approx 19'8" max depth x 8'0" max (approx 6m max depth x 2.44m max)

Range of base units , wall cupboards , hob with modern extractor unit over, integrated double oven ,integral fridge freezer, integral dishwasher, integral washing machine, 1 1/2 bowl stainless steel sink unit, New wall mounted gas boiler for central heating and hot water , power points , door to cloakroom and door to garden .

Downstairs cloakroom

Low level wc,, wash basin, heated towel rail

Stairs to First Floor

Wood effect flooring

Bedroom

7'10" x 10'7" (2.39m x 3.25m)

Radiators, Wood effect flooring , power points

Shower room/wc

double size walk- in shower with glass screen, Low level wc , double size wash basin ,radiator,

Bedroom

9'10" x 11'3" (3.0m x 3.45m)

Radiators, Wood effect flooring , power points ,

Bedroom

11'3" x 15'8" (3.441 x 4.779)

Radiators, Wood effect flooring power points ,

Stairs to second floor (Attic Room)

10'7" x 14'5" (3.24m x 4.4m)

Wood effect flooring , radiator, power points .

Bedroom

10'7" max x 14'8" (3.24m max x 4.49m)

Radiators, wood effect flooring , power points

Bathroom/wc

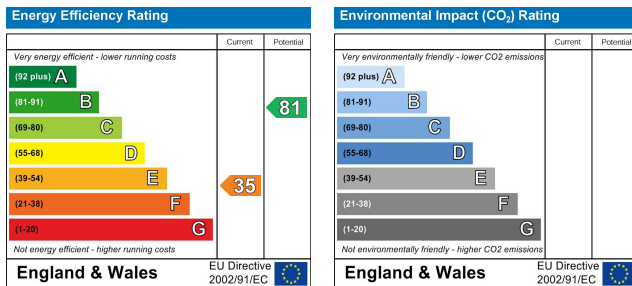
Low level wc, bath with mixer taps, wash basin,

Rear Garden

Compact east/southerly direction, grass area with Paving

Front Garden

Small paved and stones 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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



