



10 Dering Road, Herne Bay, CT6 5RB



NEW TO MARKET ... 3/4 bedroom semi -detached house conveniently located in a lovely position overlooking the War Memorial Park. Within easy walking distance of the local shops, town centre and sea front with schools at hand. Ideal young family home or Investment property for letting purposes. Gas central heating and Double glazing. Sensibly priced for quick sale. Viewing is strongly recommended, not to be missed !!



Offers In The Region Of £329,995 Freehold



Entrance Hall

Radiator, consumer unit in wall cupboard. Power points.

Front Lounge (Park Views)

12'0" into bay x 12'5" width incl recess (3.68m into bay x 3.8m width incl recess)

Log burner (working), Radiator in bay. Phone point with broadband and fibre. . Lovely views over the War Memorial Park .

Rear Reception/Bedroom

10'2" x 13'0" into window (3.1m x 3.98m into window)

Fitted wardrobes. Radiator, power points

Kitchen

8'7" max x 8'2" max (2.64 max x 2.5m max)

Range of modern units , wall cupboards . Unit underlighting. Plumbing for washing machine and dishwasher.

'Worcester' combination gas boiler. AEG super charged induction hob Electric oven. Cupboard understairs ideal space for fridge/freezer etc Power points.

Sun Room/Utility (Off kitchen)

11'1" x 10'9" (to french doors) (3.38m x 3.3m (to french doors))

Fully double glazed ...Radiator. Tiled floor. Power points. Range of storage units. Double glazed French doors to rear garden.

Stairs to Landing

Double glazed window south facing. Radiator. Loft ladder to insulated part boarded roof space

Master Bedroom (Front)

13'1" x 12'0" max into recess (4m x 3.66m max into recess)

Views overlooking the park. Radiator. Power points. Mirrored wardrobes.

Bedroom (Rear)

9'10" x 9'10" approx (3m x 3m approx)

Overlooking the rear garden. Radiator. Power points. Built-in cupboard.

Bedroom (Front)

8'8" max x 8'8" max (2.65m max x 2.65m max)

Overlooking the park . Radiator. Power points. Small built-in cupboard. .Stair bulk head .

Bathroom/shower/wc

5'10" max x 9'2" (1.8m max x 2.8m)

Rainforest showerhead in shower cubicle . Vanity washbasin. Mirror fronted wall cabinet. Low level WC. , Panelled bath , Heated towel rail. Fully tiled. Shaver point.

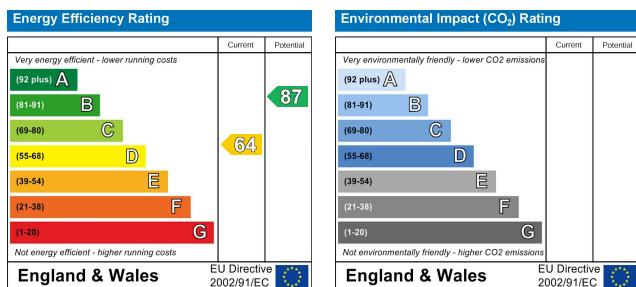
OUTSIDE

Rear Garden

Medium sized rear garden. lawned area, shed. hot tub (optional).

Front Garden

Driveway for 2 cars. Side access.



Note:

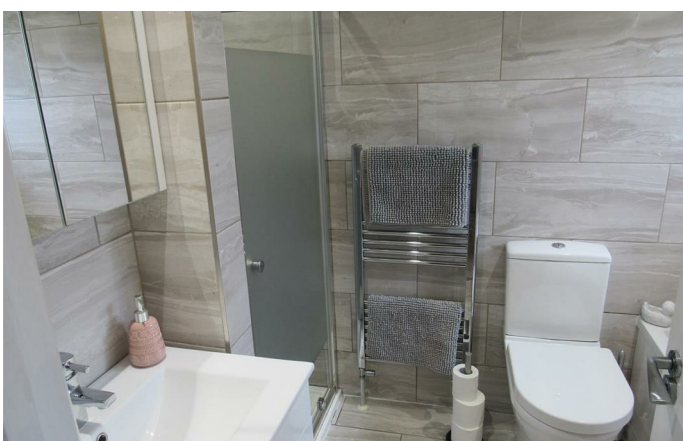
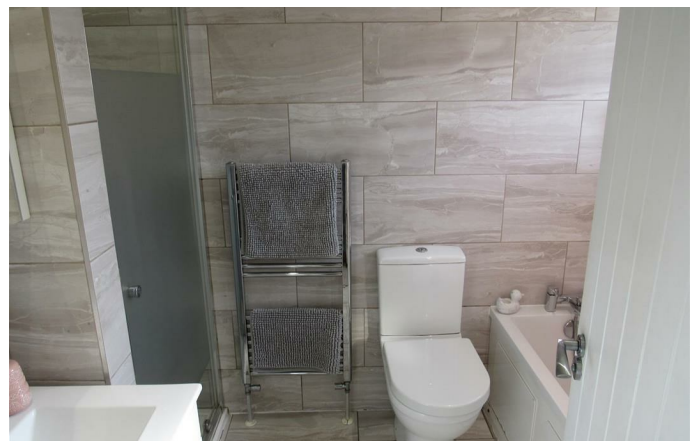
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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