



### 26 Honeysuckle Way, Herne Bay, CT6 7AX



Nicely presented 2 bedroom modern end of terrace house (of 3) in a semi rural location, set back from the main road on a popular housing estate. bus route is close by for the local supermarket and town centre .Gas central Heating ,Double glazing , conservatory /dining room Off road parking available for several vehicles . Shop /post office and local Pub a short walk away.

### Offers In The Region Of £300,000 Freehold



### Entrance Hall

Radiator , power points ,telephone point .

### Kitchen

9'9" max depth x 7'6" max (2.98m max depth x 2.3m max )

White sink unit with mixer tap , base units ,work tops ,wall cupboards , recess and plumbed for washing machine , gas hob, new electric oven ,stainless steel extractor hood, power points , new consumer unit , integrated fridge, integrated freezer.

### Lounge

14'9" x 11'10" max width (4.5m x 3.62m max width )

Radiator, 2 tv points , wi-fi connection , double glazed patio door to Conservatory

### Conservatory /Dining Room

11'5" x 8'8" (3.5m x 2.65m )

Power points , wall lights , power points , door to rear garden, window blinds, and roof blinds

### Landing

Access to roof space, and ladder

### Rear Bedroom

9'9" x 9'0" (2.98m x 2.76m )

Range of mirror fronted wardrobes , tv point , power points , radiator .

### Bathroom/wc

6'4" max width x 5'7" max (1.94m max width x 1.71m max )

Panelled bath with mixer tap, shower screen , vanity washbasin, heated towel rail , tiling.

### Front Bedroom

11'9" max width x 9'10" max depth (3.6m max width x 3m max depth )

Cupboard housing Worcester boiler for central heating and hot water ,power points , tv point

### Rear garden

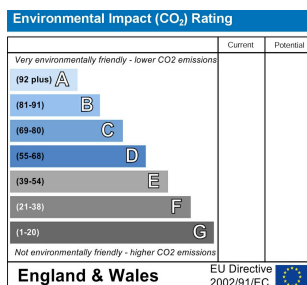
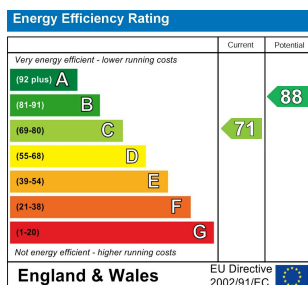
Small & south facing ,lawned area , new shed , external power point, hose tap, ,paved side area ideal for car /mobile home etc averaging 2m width with secure wooden gates to front. additional side gate with pedestrian access .

### Front Garden

Open plan with base for hard standing , additional area for motorbike etc

### Allocated parking

2 Designated Parking spaces for this property .



### 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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