



### 10 Forgefields, Herne Bay, CT6 7TB



..Nicely presented 2 bedroom end of terrace modern house located just outside the Village of Herne . Popular residential estate convenient for schools and bus route to Canterbury & Herne Bay . Gas Central Heating , Double Glazing , Garage in block a few metres away .NO ONWARD CHAIN .

**Offers In Excess Of £285,000 Freehold**



### Enclosed Entrance Porch

New consumer unit box ,glazed door to Lounge

### Lounge

14'9" including staircase x 11'9" (4.50m including staircase x 3.59m )  
storage cupboard under stairs ,tv point, power points ,radiator opening to Dining Area .

### Dining Area & Kitchen

14'8" max depth x 10'2" (4.49m max depth x 3.1m )  
Pair of doors to Conservatory off Dining area Breakfast bar , wall cupboards, base units, resin style sink unit with mixer tap , storage cupboard, integrated electric oven, induction hob with extractor hood, power points, recess and plumbed for washing machine , recess for fridge .

### Double Glazed Conservatory

10'9" x 7'10" (3.3m x 2.4m )  
Tiled floor , wall lights , power points, pair of double glazed doors to the rear garden.

### Landing

Access to roof space with ladder, partly boarded . Gas central heating boiler . Power point

### Bathroom/wc

Panelled bath with mains shower unit , tiling ,low level wc suite , pedestal wash basin ,heated towel rail,

### Back Bedroom

11'5" x 8'7" (3.48m x 2.64m )  
radiator ,power points ,

### Front Bedroom

13'0" x 10'6" (3.98m x 3.22m )  
Fitted wardrobe , power points ,radiator

### Garage in block .(A few metres away )

End garage facing on right hand side , ample car standing for 2/3 cars depending on the size of the vehicles.

### Rear Garden

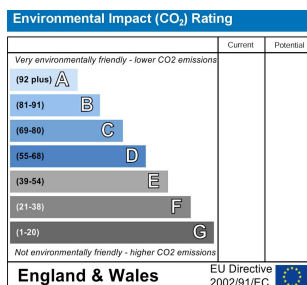
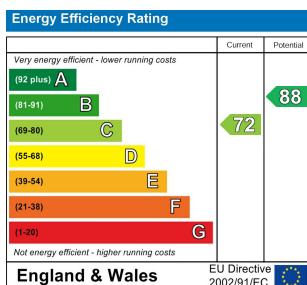
patio area and astro turf , shed

### Front garden

Small and enclosed



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Made with floorplan (CS20)



### Note:

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

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