



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

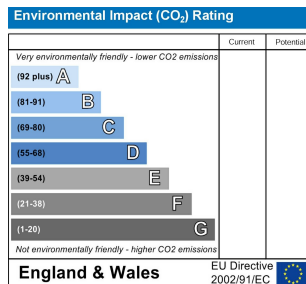
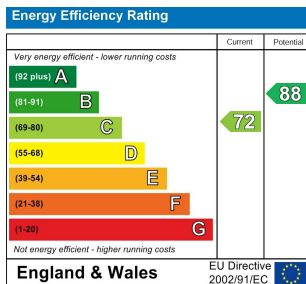
patio area and astro turf , shed

Front garden

Small and enclosed



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, omission or mis-statement. 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.
Made with floorplan (CS20)



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





