



**35 Avenue Road, Herne Bay, CT6 8TG**



Well modernised and surprisingly spacious 3 bedroom period home forming part of a small row of terrace houses centrally located on the fringe of the town centre and sea front . Within walking distance of the main line train station .Gas central and double glazing .On street parking .

**£325,000 Freehold**



### Entrance Hall

Radiator ,door to Dining Room opening into Lounge

### Lounge/Dining Room

21'7" excl bay window x 14'9" at widest point redu (6.6m excl bay window x 4.5m at widest point reduci)

Open plan area including the staircase .Working fireplace, radiator, sky tv point & internet , wall lights ,cupboard under stairs , window overlooking rear garden.

### Kitchen

12'9" x 8'10" (3.91m x 2.71m )

Stainless sink unit , One and a half bowl , gas hob, electric oven , wall cupboards, extractor unit, power points , recess plumbed for washing machine, boiler for central heating & hot water , door to rear garden .

### Stairs to first floor

power point

### Front Bedroom

13'5" x 10'2" excl bay window (4.1m x 3.1m excl bay window )

Radiator ,power points , built in shelving .

### Side Bedroom

11'1" x 8'6" (3.39m x 2.6m )

tv point, power points , radiator , built in cupboard .

### Steps down to Bathroom /Shower /wc

12'5" x max depth x 8'10" (3.79m x max depth x 2.7m )

Panelled bath with mixer taps, pedestal washbasin, shower cubicle, low level wc suite, radiator, access to roof space ,

### Stairs to Top Floor Bedroom

13'5" m max depth x 12'1" (4.1 m max depth x 3.7m )

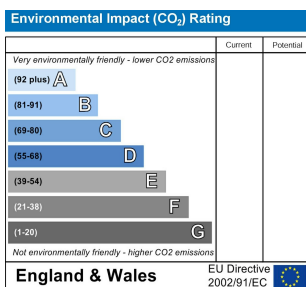
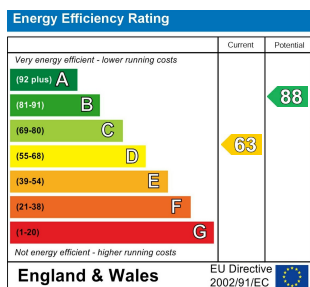
Restricted head height with sloping ceilings , nice southerly aspect ,power points .

### Outside w.c

Currently not in use but could be reinstated . Southerly rear court yard . Pedestrian rear access wheelchair friendly



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### Note:

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

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