



76 Greenhill Road, Herne Bay, Kent, CT6 7QW



PLEASANT SEMI -DETACHED 2 BEDROOM BUNGALOW STANDING ON A GOOD SIZE PLOT. LOCATED ON A MAIN ROAD ON THE OUTSKIRTS OF TOWN , RIGHT ON THE BUS ROUTE AND VERY HANDY FOR LOCAL SHOPS AND SCHOOLS , AMPLE CAR PARKING , GAS CENTRAL HEATING AND DOUBLE GLAZING . THE VENDOR WOULD PREFER A QUICK SALE IF POSSIBLE TO SECURE HER ONWARD PURCHASE WHICH IS A VACANT PROPERTY .ARCHITECTS PLANS WERE DRAWN UP IN APPROX 2018 FOR A 3 METRE X 3 METRE EXTENSION TO THE REAR TO PROVIDE A UTILITY ROOM AND STUDY SUBJECT TO THE REMOVAL OF THE OLD EXISTING SMALL EXTENSION ALL ALLOWED UNDER PERMITTED DEVELOPMENT BUT SUBJECT TO BUILDING REGS .APPROVAL .

Offers Invited £275,000 Freehold



Entrance Porch

Front door with 5 lever dead mortice

Entrance Hall

L shaped , Access to roof space with ladder , cupboard housing consumer unit , radiator with cover . Spacious roof void ,with part boarded floor, light and power , Worcester boiler for central heating and hot water also housed in the roof .

Front Bedroom

10'0" x 9'2" (3.05m x 2.80m)

radiator, power points , ceiling fan

Front Bedroom

12'2" x 9'5" m (3.71m x 2.89 m)

range of free standing wardrobes 21 inches in depth radiator and power points .

Bathroom /wc

6'10" x 5'7" max (2.09m x 1.72m max)

P shape bath with mains shower unit over ,shower screen, pedestal washbasin, low level wc suite , tiled floor and walls ,heated towel rail

Lounge

17'5" max depth x 11'5" (5.33 max depth x 3.50m)

fireplace with coal effect gas fire , radiator , power points, fitted shelving, ceiling fan ,

Kitchen

11'4" x 9'1" (3.47m x 2.77m)

base units, wall cupboards, gas cooker point , recess for fridge , recess for freezer ,recess and plumbed for washing machine and dishwasher , power points , sink unit with mixer tap , built in larder , double glazed door to garden with 5 lever dead lock , cat flap in door ,

Lean to

requires attention or removal to improve the property

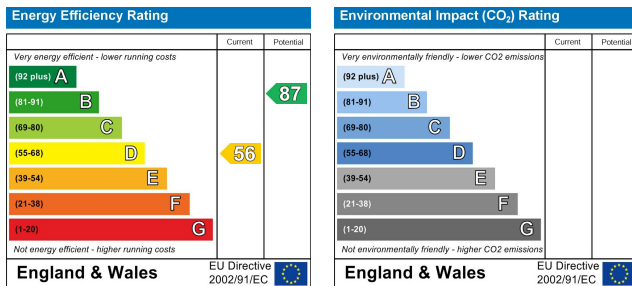
Rear Garden

49'11" approx depth (15.24m approx depth)

lawned area , hose tap , side gate , access to drive way

Front Garden

drive way for car(s)



Note:

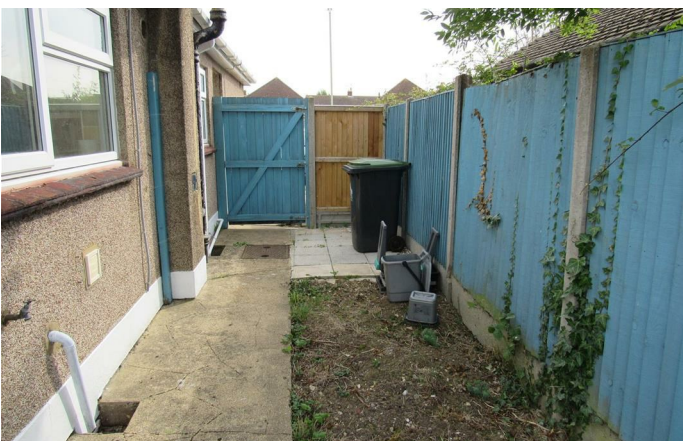
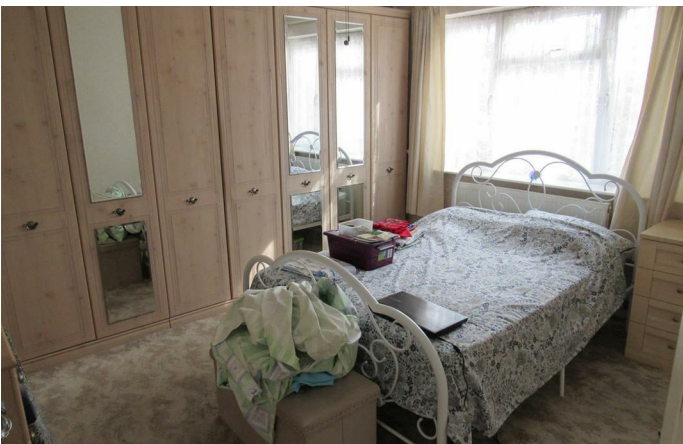
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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