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45 Nelson Road, Whitstable, CT5 1EA

£398,000

- Two Bedroom End of Terrace in Nelson Road
- Beautifully Tended Gardens Front and Rear
- Enhancement Potential
- Offering Original Features in the Conservation area of Whitstable
- Vacant Possession/No Onward Chain
- Three Minutes Walk to Beach and High Street

45 Nelson Road, Whitstable CT5 1EA

Located in the charming conservation area of Whitstable, with the beach and High Street both just a three minute walk away, and the station a further ten, this delightful two-bedroom end terrace house on Nelson Road presents a wonderful opportunity for those seeking a property with character and potential. The home boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms and two bathrooms, it offers ample space for comfortable living.

The property retains many original features, adding to its unique charm and character. The beautifully tended front and rear gardens provide a serene outdoor space, ideal for relaxation or gardening enthusiasts. While the house, for some, could need some modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the property and create their dream home.

Being a vacant property with no onward chain, this residence is ready for immediate occupation, allowing for a smooth transition for the new owners. Whether you are a first-time buyer, a small family, or an investor looking for a project, this house in Whitstable is a rare find. Embrace the potential and charm of this lovely home, and make it your own in this sought-after coastal town.



Council Tax Band: B



GROUND FLOOR

Hallway

Front door

Sitting Room

10'3" x 9'10"

Sash bay window to front, fireplace

Dining Room

11'1" x 10'4"

Sash window to rear, cupboard under stairs

Kitchen

10'8" x 8'0"

Sash window to side, ceramic 1 /12 sink and drainer, selection of cupboards under, gas hot, oven, space for washing machine, dishwasher and fridge

Conservatory

13'9" x 4'11"

Double glazed windows and door to garden

Wet Room

4'7" x 8'0"

Double glazed window to rear, wc, wash hand basin
wet room shower

FIRST FLOOR

Landing

Cupboard, loft hatch with stairs to loft room

Bedroom One

13'7" x 9'11"

2 x sash window to front, fireplace

Bedroom Two

10'6" x 9'0"

Sash window to rear, fireplace

Bathroom

10'2" x 8'0"

Sash window to rear, boiler, panelled bath, pedestal
wash hand basin, low flush wc

Loft

13'6" x 10'10"

Via loft ladder, Velux window to rear, eaves storage
cupboards.

OUTSIDE

Front Garden

29'3" x 17'0"

Pathway, laid to lawn with flower and shrub borders

Rear Garden

51'3" x 17'5"

Side access and rear access with lawned area and
flower and shrub borders

COUNCIL TAX BAND B



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

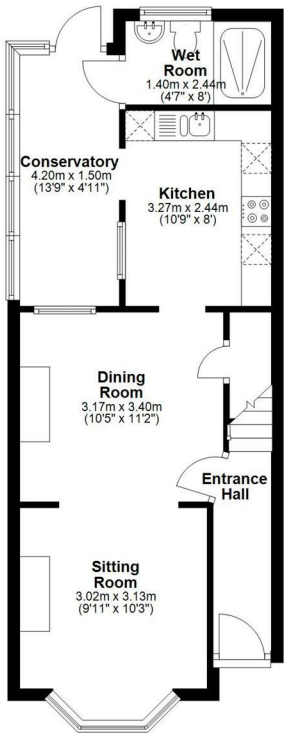
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



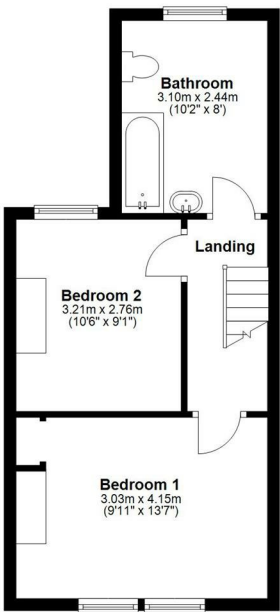
Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



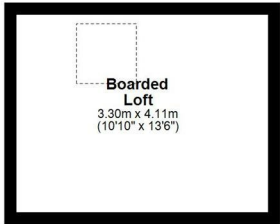
First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Loft

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Boarded Loft)



Total area: approx. 79.1 sq. metres (851.7 sq. feet)