

# WILBEE & SON

## ESTATE AGENTS

**105/107 MORTIMER STREET, HERNE BAY, KENT. CT6 5ER**

TEL. (01227) 374010

TEL. (01227) 367930

FAX. (01227) 375023

**P.J.GOODWIN (Proprietor)**

**38 PRIEST FIELDS, BISHOPSTONE, NR. BELTINGE, HERNE BAY, CT6 6RH.**



No forward chain spacious six bedroom detached house with potential, located on a good size corner plot with country views from some First Floor windows, on the outskirts of town close to 'bus route and school. Features gas central heating and double glazing. Some modernising required.

**PRICE FREEHOLD £300,000 VACANT POSSESSION ON COMPLETION**

e-mail: [property@wilbeeandson.co.uk](mailto:property@wilbeeandson.co.uk)



web: [www.wilbeeandson.co.uk](http://www.wilbeeandson.co.uk)

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GROUND FLOOR	
ENTRANCE HALL	16'9x9'9 Radiator. Power points. Cupboard under stairs.
CLOAKROOM	Low level W.C. suite. Washbasin. Radiator.
KITCHEN	13' x 8' (3.96m x 2.44m) One & half bowl sink unit. Range of wall cupboards and base units. Tiling. Gas hob. Built-in oven. Radiator. Door to rear garden. Door to:-
UTILITY ROOM	9'4 x 8' (2.84m x 2.44m) Base units. Plumbed for washing machine. Recess and plumbed for tumble dryer. Wall mounted boiler for central heating and hot water. Recess for fridge. Worktop.
PLAYROOM	9'9 x 9'9 (2.97m x 2.97m) Power points. Opening to:-
DOUBLE GLAZED CONSERVATORY	20' max width x 15'8 (6.10m x 4.78m) 6'10 min depth. Power points. 2 radiators. Pair of doors to rear garden.
'L' SHAPED LOUNGE/DINER	24'7 max width x 22'4 (7.49m x 6.81m) Modern fireplace with fitted gas fire. T.V. point. Power points. Patio doors to Conservatory. Views over farmland from front window. Wall lights. 3 radiators. Pair of doors to:
STUDY	10'8x9'6 (3.25m x 2.90m) Radiator. Power points.

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care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, **Wilbee & Son** do not hold themselves responsible for any expenses or loss of time incurred.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



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FIRST FLOOR	
LANDING	Airing cupboard with hot tank. Power point. Access to roof.
BATHROOM & W.C.	Panelled bath. Vanity washbasin. Low level W.C. suite. Radiator. Tiled walls.
BEDROOM 1	16'x10' (4.88m x 3.05m) Radiator. Power points.
ENSUITE	7'4x5'. Shower. Low level W.C. suite. Washbasin.
FRONT BEDROOM 2	10'9 x 9' (3.28m x 2.74m) Radiator. Power points. Window overlooking fields.
BACK BEDROOM 3	10'9 x 9'9 (3.28m x 2.97m) Radiator. Power points.
BACK BEDROOM 4	12'10 x 7'8 (3.91m x 2.34m) Radiator. Power points.
JACK & JILL ENSUITE	Shower cubicle. Pedestal washbasin. Low level W.C. suite.
BEDROOM 5	13'x8'10 (3.96m x 2.67m) Radiator. Power points.
BEDROOM 6	9'9x8'5 (2.97m x 2.57m) Radiator. Power points.
OUTSIDE	Side entrance and gate. Hose tap. Swimming pool.
GARAGE	Approx. 22' x 8'2. Electric up-and-over door. Power point and light.

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GYM

15'6 x9'. Double glazed rear door.

COUNCIL TAX

Banding 'E' £1751.52.



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VACANT POSSESSION ON  
COMPLETION**

Viewing: By appointment.

PJG/PB9980

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