

# 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)**

**127 RIDGEWAY ROAD, HERNE BAY, CT6 7LN.**



Its bigger than it looks! Detached fully refurbished and extended Chalet style family property in a popular semi-rural location in Herne standing on a large plot with a 200ft. rear garden (approx) Offering 4/5 bedrooms, gas central heating and double glazing. Extensive country views to the rear. Must be viewed to be appreciated.

**PRICE FREEHOLD £389,950 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 PORCH	
ENTRANCE HALL	Electric meters. Radiator. Power point.
FRONT BEDROOM	11'x10' (3.35m x 3.05m) Telephone point. Power points. Radiator.
BATHROOM & W.C.	Low level W.C. suite. Deep bath with mixer taps. Vanity washbasin. Tiled walls. Heated towel rail. Airing cupboard. Programmer. Water softner.
KITCHEN	10'7 max x9'10 max (3.23m x 3m) Stainless steel sink unit with mixer taps. Range of wall cupboards and base units. Gas hob. Gas oven and grill. Unit underlighting. Recess for fridge/freezer. Recess and plumbed for washing machine. Extractor unit. Tiled floor. Tiled walls. Double glazed back door to garden. Gas central heating boiler in cupboard.
BEDROOM	10'x10' (3.05m x 3.05m) Radiator. Power points.
RECEPTION ROOM/ STUDY AREA	14'10x10'10 including staircase (4.52m x 3.30m) Cupboard under stairs. Telephone point. Power points. Radiator.
BEDROOM	10'x9' (3.05m x 2.74m) 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care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, **Wilbee & Son** do not hold themselves responsible for any expenses or loss of time incurred.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.

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OPENING OFF RECEPTION ROOM/STUDY AREA TO LOUNGE	25'3x14'9 (7.70m x 4.50m) Windows to side walls. Power points. Wall lights. 3 upright wall radiators. Double glazed bi-fold doors to rear garden.
STAIRS TO FIRST FLOOR	
LANDING	Radiator. 2 store cupboards. 1 eaves storage cupboard.
MAIN BEDROOM	13'x13'8 exclusive 2 recesses with cupboards (3.96m x 4.17m) Concealed walk-in wardrobe with light. Power points. 2 upright wall radiators. 3 eaves storage cupboards. Velux window with views. Picture window with extensive views.
BATHROOM & W.C.	Panelled bath with mixer taps. Wall hung washbasin with mixer taps. Low level W.C. suite. Heated towel rail. Extractor unit. Part tiling to walls.
SINGLE FRONT BEDROOM	7'2 including sloping ceiling x 9'10 (2.18m x 3m) Radiator. Power points. Velux window.
OUTSIDE	300ft approx plot total. Approx 200ft rear garden – 38ft wide. Side entrance and gate. Additional wider side entrance suitable for small vehicle. Possible space for garage in rear garden. Rear garden split level mainly laid to lawn. Base for garage/workshop. Patio and steps to shingled area. Rear section of garden left wild. Extensive country views. Shingled drive to front 40' x 38'. Space for numerous vehicles.
COUNCIL TAX	Banding 'C' £1273.83.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 Metplan 2007

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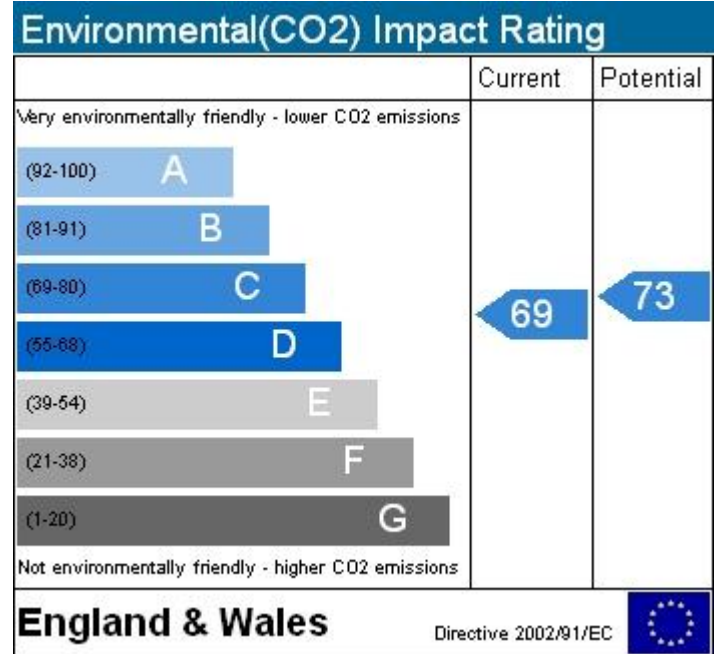
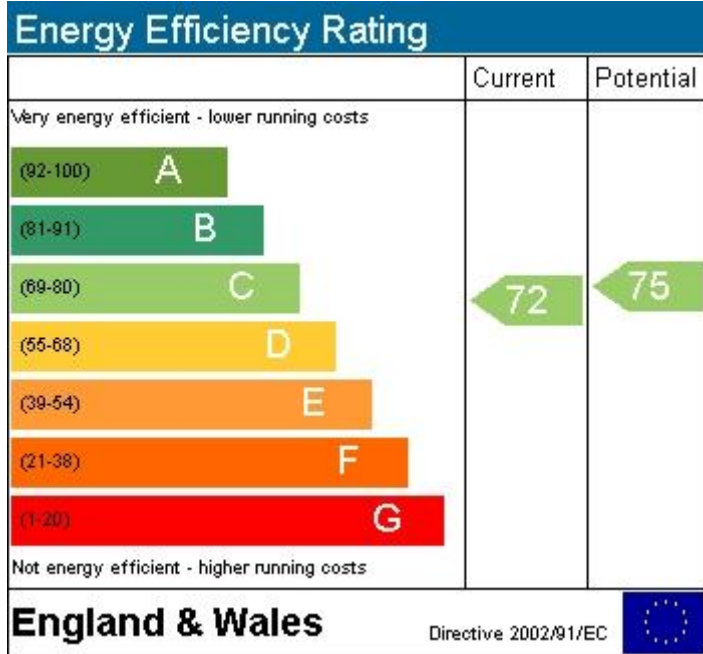
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Viewing: By appointment.

PJG/PB9993

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