

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)

'OAK COTTAGE', 12 ALBION LANE, HERNE, HERNE BAY, CT6 7LP.



Modern 3 bedroom spacious detached bungalow located in a popular residential area in Village, close to 'bus route to Canterbury and Herne Bay. Features gas central heating and double glazing.

PRICE FREEHOLD £279,995 VACANT POSSESSION ON COMPLETION

e-mail: property@wilbeeandson.co.uk



web: www.wilbeeandson.co.uk

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SPACIOUS 'L' SHAPED ENTRANCE HALL	Power points. 2 radiators. Telephone point. Programmer for central heating and hot water. Airing cupboard with hot tank. Access to roof space.
FRONT BEDROOM	17'4x11'2 (5.28m x 3.40m) Storage cupboard with electric fuse box. Range of wardrobes. Radiator. Power points.
FRONT BEDROOM	13'8 exclusive of door recess x11'2 (4.17m x 3.40m) Range of wardrobes. Radiator. Power points. T.V. point.
ENSUITE SHOWER/W.C.	Mira shower unit. Pedestal washbasin. Low level W.C. suite. Shaver socket. Radiator.
BEDROOM 3	9'x7'5 (2.74m x 2.26m) Radiator. Power points.
BATHROOM & W.C.	Panelled corner bath. Pedestal washbasin. Low level W.C. suite. Radiator. Shavers socket. Tiled walls.
PAIR OF WOODEN DOORS OFF HALL TO LOUNGE	11'9x21' deep (3.58m x 6.40m) T.V. point. 2 radiators. Power points. Wall lights. Ceiling fan. Double glazed patio doors to:-
CONSERVATORY	20'2x9'8 (6.15m x 2.95m) Double glazed. UPVC windows. Fitted window blinds to front including patio doors to rear garden. Wall lights. Radiator. Power point. Personal door to garage.

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care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, **Wilbee & Son** do not hold themselves responsible for any expenses or loss of time incurred.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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KITCHEN/ BREAKFAST ROOM	16'x10'5 (4.88m x 3.18m) One & half bowl sink unit, waste disposal unit. Range of base units and wall cupboards. Power points. Radiator. Baxi wall mounted boiler for central heating and hot water (18 months) Wide breakfast bar with 4 stools. T.V. point. Gas hob. Gas oven with extractor unit over hob. Integrated fridge. Plumbed for washing machine.
OUTSIDE	Side access and gate. Hose tap. Large patio. Shed. Greenhouse. Sunny rear garden in lawn. Front garden in lawn with brick driveway and turning space.
ATTACHED GARAGE	17'5x7'8. Light and power. Up-and-over door. Vent for tumble dryer.
COUNCIL TAX	Banding 'E' £1751.52.

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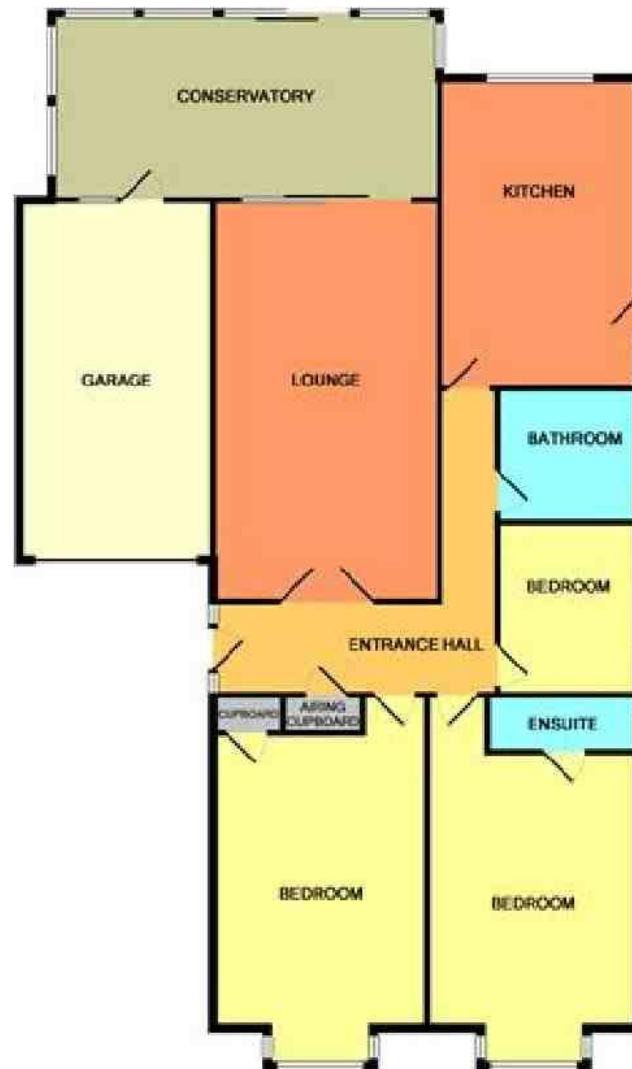
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 2001

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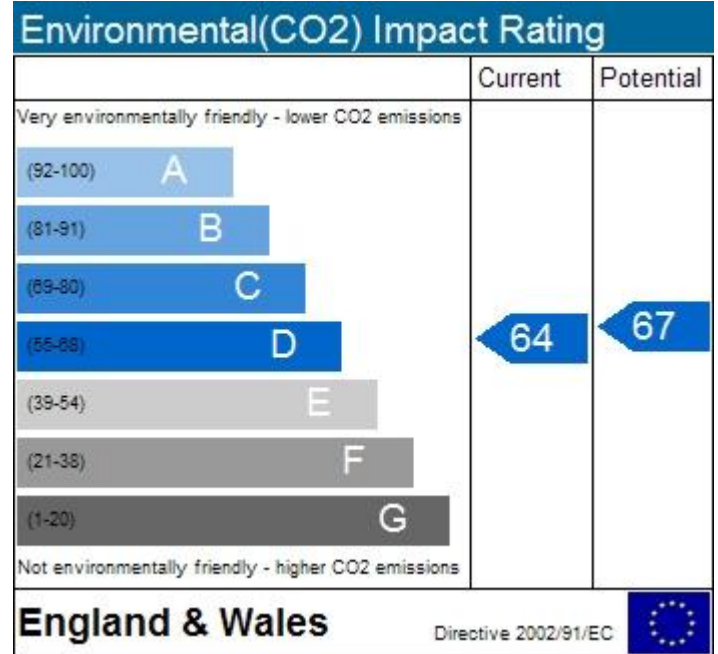
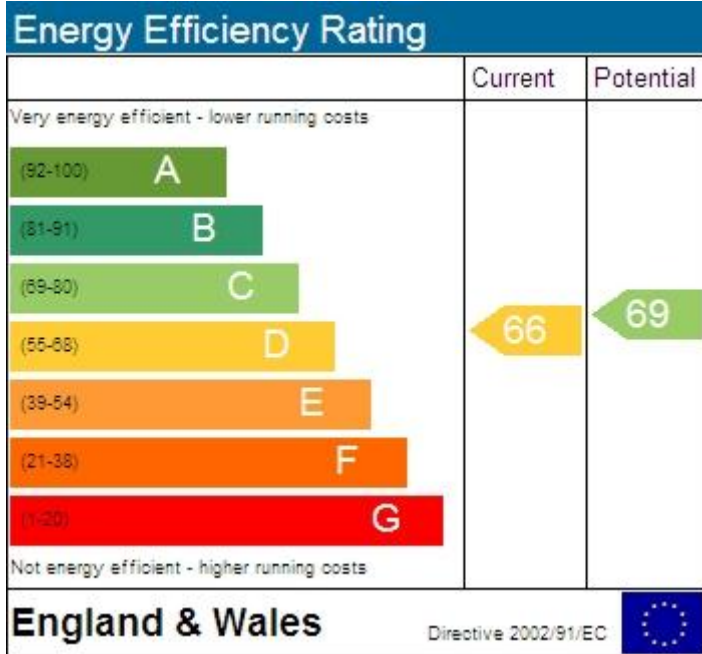
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Viewing: By appointment.

PJG/pb9954

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