

CHRISTOPHER HODGSON



Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

42 Shamrock Avenue, Whitstable, Kent, CT5 4EL

A spacious and smartly presented semi-detached bungalow in a highly desirable location, within close proximity of the beach and easily accessible to Whitstable's bustling town centre with its array of highly regarded restaurants and independent shops. Whitstable mainline station is 1.5 miles distant.

The generously proportioned accommodation is arranged to provide an entrance hall, living room, contemporary kitchen, two double bedrooms, and a modern shower room.

Outside, the rear garden enjoys a South Easterly aspect and extends to 34ft (10m). The property also benefits from a detached garage and a driveway provides off street parking for a number of vehicles. No onward chain.



LOCATION

Shamrock Avenue is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (1.5 miles distant) offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 12'8" x 9'0" (3.86m x 2.74m)
- Kitchen 10'1" x 10'6" (3.07m x 3.21m)
- Living Room 18'6" x 11'0" (5.64m x 3.35m)

- Bathroom 8'8" x 5'6" (2.64m x 1.68m)
- Bedroom 1 12'10" x 10'5" (3.90m x 3.17m)
- Bedroom 2 9'10" x 8'5" (3.00m x 2.57m)

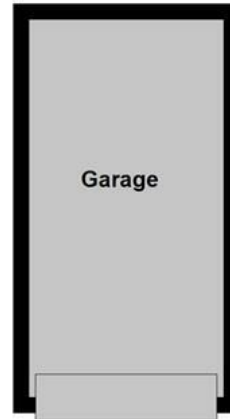
OUTSIDE

- Garden 34' x 29' (10.36m x 8.84m)
- Garage 16'1" x 8'4" (4.90m x 2.54m)

VIDEO TOUR

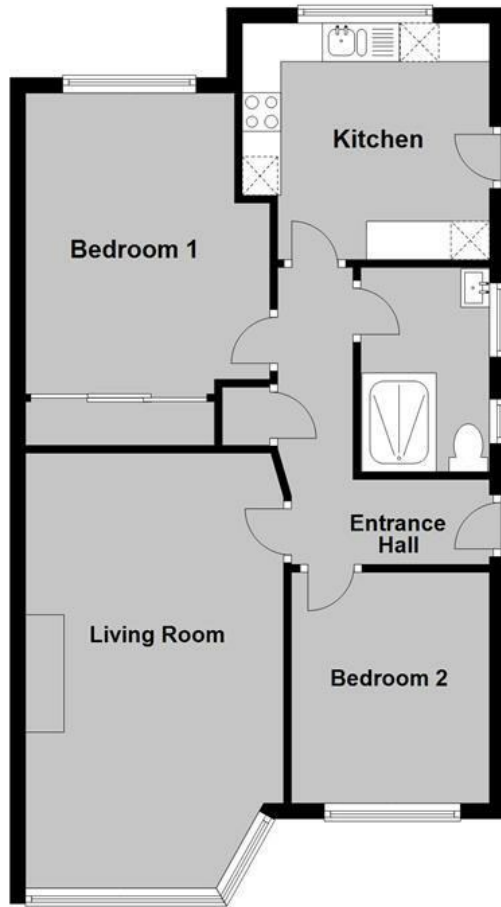
Please view the video tour for this property, and contact us to discuss arranging a viewing.





Ground Floor

Main area: approx. 61.4 sq. metres (661.2 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.5 sq. feet)



Main area: Approx. 61.4 sq. metres (661.2 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Energy efficiency class	Energy efficiency score		
Band A	92-100		
Band B	81-91		
Band C	69-80	84	
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
For energy efficient - higher rating costs		£1,049.94	£1,049.94
England & Wales		2023/24	2023/24

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

