



2 Sycamore Close, Herne Bay, Kent, CT6 6LT



Spacious 3/4 bedroom chalet style property set in a cul-de-sac in a popular residential area close to the Village of Beltinge and within walking distance of the Leas and local 'bus route. Quick sale required to secure ongoing purchase. Double glazed, gas central heating, ensuite to master bedroom, 200 sq. ft. pitched roof conservatory.



£400,000 Freehold



Ground Floor

Enclosed Entrance Porch

Entrance Hall

17'3 x 6'5 (5.26m x 1.96m)

Radiator. Power points. Cupboard under stairs. Fitted cupboard.

Master Front Bedroom

12'2 x 10'3 (3.71m x 3.12m)

Modern window shutters. Radiator. Power points.

Ensuite

7'3 x 7' (2.21m x 2.13m)

Large shower cubicle. Low level W.C. suite. 2 medicine cabinets. Heated towel rail.

Front Bedroom 2

12' x 12' (3.66m x 3.66m)

Modern window shutters. Radiator. Power points. Fitted wardrobes.

Separate W.C.

Low level W.C. suite. Washbasin. Heated towel rail. Tiled floor.

Lounge

17'3 x 15'6 max width (5.26m x 4.72m max width)

Pair of double glazed doors to Conservatory. Power points. T.V. point. Multi-fuel stove in fireplace.

Kitchen/Diner

15'4 x (4.67m x)

Range of modern units. Stainless steel sink unit with mixer taps. Integrated AEG electric oven. Integrated microwave. Integrated washing machine. Integrated waste bin. Integrated dishwasher. Integrated fridge/freezer. Induction Hob with overhead feature extractor hood. Wall cupboards.

Conservatory

10' x 20' (3.05m x 6.10m)

Bi-fold doors to rear garden. Power points. Radiator. Tiled floor and underfloor heating. Pitched roof. Pelmet and wall lighting.

First Floor

Bedroom

13'3 x 16'5 (4.04m x 5.00m)

Sloping ceiling. Radiator. Power points.

Back Bedroom

12'9 x 7'3 including sloping ceiling (3.89m x 2.21m including sloping ceiling)

Radiator. Power points.

Shower & W.C.

Shower cubicle. Vanity washbasin. Low level W.C. suite. Panelled bath with mixer taps. Combi boiler in eaves cupboard. Heated towel rail.

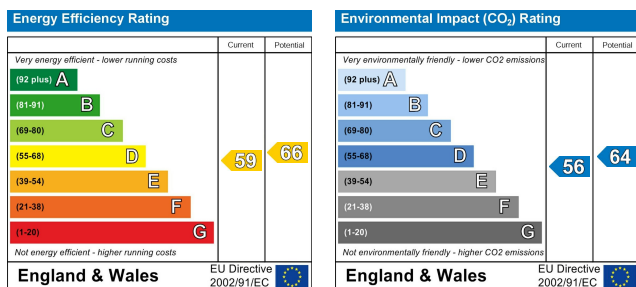
Outside

Attached garage and storage to rear with up-and-over door. Blocked paved driveway to front with lawned area. South facing rear garden mainly to lawn with side storage area.

Council tax Band D £1552.01



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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.

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