



32 Linden Avenue, Herne Bay, Kent, CT6 8TY



Nicely presented modern detached chalet style 2/3 bedroom residence located on the west side of town, close to the railway station and town centre. Offered with no forward chain. Features gas central heating and double glazing.



Offers In The Region Of £325,000 Freehold



Entrance Porch

Main Entrance Door to

Hallway

Radiator. Telephone point. Power points.

Front Reception Room/Bedroom

11'2 x 11'6 (into bay) (3.40m x 3.51m (into bay))

Power points. Television point. Cupboard housing boiler for gas central heating and hot water. Step down to

Laundry Room

11'6 x 9'9 (3.51m x 2.97m)

Wall cupboards. Recess and plumbed for washing machine. Recess for fridge. Power points. Heated towel rail.

Lounge/Kitchen

14'5 x 20' (4.39m x 6.10m)

Modern fire surround with coal effect electric fire. Television point. Radiator. Cupboard understairs. Radiator. Double glazed patio doors to rear garden.

Kitchen

Modern range of base units. Wall cupboards. Breakfast bar. Integrated electric double oven. Recess and plumbed for dishwasher. Circular bowl sink unit. Granite worktops. Power points. Recess for fridge. Tiling. Double glazed door to rear garden. Double glazed window overlooking rear garden. Telephone point.

Half Landing

Feature Window.

Landing

Power points. Access to roof space and ladder.

Wet Room

Walk-in shower. Wash handbasin. Heated towel rail. Low level WC suite and concealed cistern. Velux roof window. Medicine cabinet.

Front Bedroom (single room)

12'5 x 6'10 (3.78m x 2.08m)

Eaves cupboard. Fitted triple mirror fronted wardrobes. Power points. Radiator.

Back Bedroom

10' x 11'6 (3.05m x 3.51m)

Telephone point. Power points. Radiator. Range of fitted wardrobes mirror fronted.

En-suite WC

Low level WC suite. Vanity wash handbasin. Heated towel rail. Mirror fronted medicine cabinet. Tiled flooring. Velux roof window.

OUTSIDE

Rear Garden

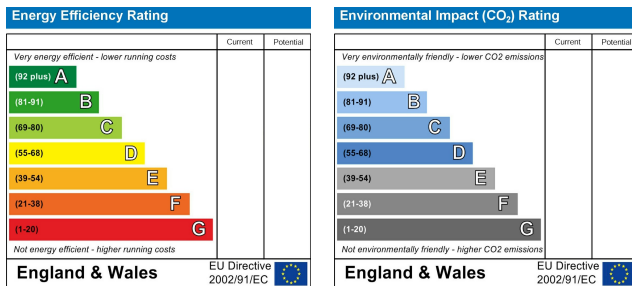
Patio area. Lawned area. Shed. Raised flower beds. External power points. Awning.

Side Entrance

With gate. Hose tap.

Additional Side Access

(Blocked at present External lighting.



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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