



25 Orchard Park Reculver Road, Herne Bay, Kent, CT6 6NX



Rarely available on this estate ..3 bedroom static home with en -suite to main bedroom conveniently located on a very popular residential park on the border of Beltinge Village ..... Gas central .....Double glazing.....Off road parking ...No forward chain .....



**£180,000 Leasehold**



### Enclosed side Porch

Door to

### Lobby

Plumbed for washing machine, Storage cupboard, Airing cupboard plus hot tank. Archway to:

### Kitchen

9'3 max width x 9'2 depth (2.82m max width x 2.79m depth)  
Double drainer stainless steel sink unit. Work tops. Wall cupboards, Integral Oven and grill, Ceramic hob, Space for fridge/ Freezer. Power points, Door to

### Dining Room

9'7 x 7 (2.92m x 2.13m)  
Radiator, power points, Opening to Lounge

### Archway to 3rd Bedroom

8'10 x 6'7 (2.69m x 2.01m)  
Radiator, Power points, Door to Lounge

### Lounge

19'2 x 11,3 (5.84m x 3.35m,0.91m)  
2 Radiators, 2 Double glazed bow windows, Fitted Gas fire plus back boiler., Power points,

### L Shaped Inner Hall

Built in wardrobe / Cupboards

### Door to

Side garden at present used as main entrance door, Radiator

### Shower / WC

Shower cubicle , Electric shower unit, Low level WC Suite, Pedestal wash basin, Radiator, Tiled shower,

### Bedroom

13' x 9'6 (3.96m x 2.90m)  
Over head cupboards and side wardrobes, Additional range of wardrobes and dressing table unit.TV point, Radiator, Power points,

### Ensuit Shower WC

5' x 6' approx (1.52m x 1.83m approx)

### Bedroom

9'6 x 9' (2.90m x 2.74m)  
Radiator, Power Point, Fitted Wardrobes, Over bed storage, TV point



Energy Efficiency Rating		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(32-39) <b>A</b>		
(81-91) <b>B</b>			(41-49) <b>B</b>				
(69-80) <b>C</b>			(55-63) <b>C</b>				
(55-68) <b>D</b>			(69-78) <b>D</b>				
(39-54) <b>E</b>			(81-90) <b>E</b>				
(21-38) <b>F</b>			(91-100) <b>F</b>				
(1-20) <b>G</b>			(101-120) <b>G</b>				
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			