



88 Primrose Way Chestfield, Whitstable, Kent, CT5 3QN



. NICELY PRESENTED 2 BEDROOM MODERN MID TERRACE HOUSE LOCATED ON A POPULAR RESIDENTIAL ESTATE CLOSE TO LOCAL SHOPS BUS ROUTE AND STATION ..MOVE IN CONDITION WITH RECENTLY FITTED KITCHEN AND BATHROOM....., NICE REAR GARDEN...ON SITE PARKING ...GAS C/H AND DOUBLE GLAZINGIDEAL FOR BUY TO LET ...QUICK SALE REQUIRED ..REASONABLE OFFERS CONSIDERED .



£269,950



Small Entrance Hall

Radiator with cover. Power points. Door to

Lounge

13'2"x10'0" (4.01x3.05)

Kitchen

13'3"x9'2" (4.04x2.79)

Breakfast bar (recently fitted). Recently fitted base units and wall cupboards. Worktops. Electric hob and oven. Tiling. 1 1/2 bowl sink unit with mixer taps. Programmer. Recess and plumbed for washing machine. Wall cupboard housing boiler for central heating and hot water. Power points. Radiator. Double glazed door to rear garden.

Landing

Cupboard under stairs. Access to roof space. Power points.

Bathroom

Panelled bath. Independant shower unit. Screen door. Low level WC suite. Tiling to walls and floor. Heated towel rail. Shaver point.

Back Bedroom

11'1' x 6'10 (3.38m x 2.08m)

Radiator. Power points.

Front Bedroom

11'7' x 11' (3.53m x 3.35m)

2 double glazed windows. Radiator. Power points. Television point. Airing cupboard with hot water tank. Built in wardrobes 2' deep x 4' wide.

OUTSIDE

Rear Garden

38' x 14' (11.58m x 4.27m)

Mainly laid to lawn. Pedestrian rear gate access. Patio. Hose tap.

Front Garden

Lawned. External storage with gas and electric meters. 2 allocated parking spaces to the front of the property.



Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
100-90ish) A	81-91)			100-90ish) A	81-91)		
81-91) B	71-80)			81-91) B	71-80)		
69-80) C	55-70)			69-80) C	55-70)		
55-68) D	39-54)			55-68) D	39-54)		
39-54) E	21-38)			39-54) E	21-38)		
21-38) F	11-20)			21-38) F	11-20)		
11-20) G				11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	89	England & Wales		EU Directive 2002/91/EC	72