



45 Peartree Road, Herne Bay, Kent, CT6 7EG



Modern end of terrace house on a prominent corner plot located on the outskirts of town but close to the 'bus route to Herne Bay and Canterbury. Superstore and petrol station and restaurants near by. Features gas central heating and double glazing. No forward chain.

£225,000 Freehold



Enclosed Entrance Porch

Lounge

14'5 x 12'2 (4.39m x 3.71m)

Television point. power points. Telephone point. Radiator.

Kitchen

12'2 x 11'5 (3.71m x 3.48m)

Range of base units. Wall cupboards. Recess and plumbed for washing machine. Recess for gas cooker. Recess for fridge. Stainless steel sink unit. Wall mounted boiler for hot water and central heating. Double glazed patio door to garden. Radiator. Power points.

Landing

Radiator. Power points. Access to roof space.

Front Bedroom

12'2 x 10'2 (3.71m x 3.10m)

Built-in cupboard. Power points. Radiator.

Back Bedroom

11'5 x 9'3 (3.48m x 2.82m)

Built-in cupboard. Radiator. Power points

Bathroom WC

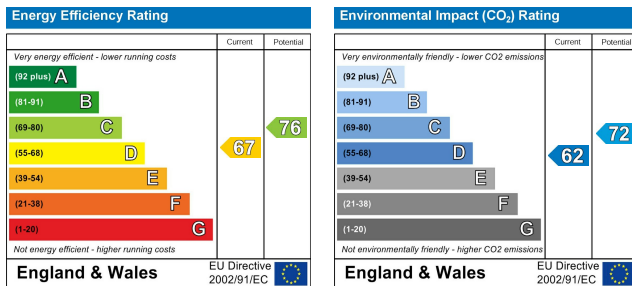
Low level WC suite. Panelled bath. Independant shower unit over bath. Vanity wash handbasin. Radiator. Tiling.

OUTSIDE

Rear Garden

57' (17.37m)

Long rear garden tapering. Mainly laid to lawn. Patio decking. Side entrance gate.



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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



