



1 Bluebell Woods, Shalloak Road, Broad Oak, CT2 0QA



CONVENIENTLY LOCATED JUST ON THE EDGE OF THE RESIDENTIAL PARK ESTATE IS THIS NICELY PRESENTED 2 BEDROOM CORNER PLOT STATIC HOME .BACKING ONTO THE OPEN GRASSLAND AND OFFERING THE BENEFIT OF YOUR ON SITE PARKING TO THE FRONT . PART ELECTRIC CENTRAL HEATING &DOUBLE GLAZING. ACCESSED FROM HERNE BAY OR CANTERBURY BEING MID WAY ROUGHLY THIS EVER POPULAR SITE DOES HAVE AN AGE RESTRICTION OF 55 YEARS MINIMUM WITH NO EXCEPTIONS ALSO A STRICTLY NO PETS POLICY IS IN FORCE .SERVICE CHARGE CURRENTLY £213 PER MONTH , CAR PARKING £7 PER MONTH, COUNCIL TAX BAND A , ON SITE PARK MANAGER AVAILABILITY (NOT 24 HOURS) .

Offers In The Region Of £160,000 Leasehold



Enclosed Entrance Hall

Double glazed, power points , double glazed sliding door to Lounge ,double glazed door to Kitchen

Lounge

19'8" x 9'3" (6m x 2.82m)

Semi- pitched ceiling ,large recess for electric wall mounted coal effect fire , tv point , power points, archway to Dining Room,

Dining Room

9'8" x 8'10" (2.96m x 2.7m)

Double glazed door to side ,power points , electric panel heater .

Kitchen (off Dining Room)

13'9" x 9'6" into recess reducing to 6'2" (4.2m x 2.9m into recess reducing to 1.9m)

Range of base units and wall cupboards with soft close doors and drawers , integrated fridge freezer, integrated electric oven (new), Hotpoint ceramic hob, (new), stainless steel and glass extractor unit , stainless steel sink unit, power points, slimline dishwasher, , door to porch, .

Shower /wc

6'5" x 5'5" (1.98m x 1.66m)

Shower cubicle, electric shower unit ,vanity wash basin , mirror fronted wall cabinet, low level wc suite, heated towel rail .

Bedroom (rear)

10'5" deep x 7'6" (3.2m deep x 2.3m)

Range of built in wardrobes , power points, garden views , sectioned off area for proposed En- Suite (partly installed)

Bedroom (rear)

14'5" 7'6" (4.4m 2.29m)

Range of fitted wardrobes , power points window overlooking rear garden , electric panel heater .

Surround garden

Rear patio facing onto open grassland , off road parking , 2 entrances into the property .



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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