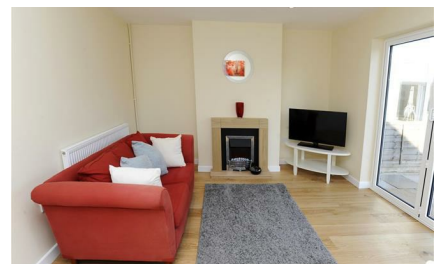




8 West View Close, Herne Bay, Kent, CT6 7RP



Modern 2 bedroom semi-detached bungalow just recently refurbished to a very high standard throughout, offered with no forward chain. Located on the south side of town in a quiet cul-de-sac off the main Greenhill Road. Close to local shops and bus route. Features all new double glazing and gas central heating. Ample parking. Possible garage space to rear. Viewing strongly recommended.



£289,995 Freehold



Enclosed Entrance Porch

Sealed unit toughened double glazed windows (privacy glass). Tiled flooring. New front door. Double glazed door to

Entrance Hall

Engineered oak flooring. Led ceiling lights. Power points. Radiator. 2x telephone points. Access to roof space which is insulated. Light. Combi gas boiler in roof space.

Front Bedroom

11'10 x 12' (3.61m x 3.66m)

Power points. Television point. Led ceiling lights. Built-in wardrobe with light . Engineered oak flooring.

Shower/wc

Wet room. Wash handbasin with vanity unit below. Walk-in shower cubicle. Low level WC suite, Heated towel rail. Extractor unit. Wall heater. Tiled walls.

Front Bedroom

12'8 x 9'3 (3.86m x 2.82m)

Power points. Television point. Radiator. Engineered oak flooring. Led ceiling lights.

Lounge

11'7 x 15' (3.53m x 4.57m)

Television point. Power points. Modern flame effect fire surround. Radiator. Led ceiling lights. Bi-fold doors to rear garden. Engineered oak flooring.

Kitchen

9'3 x 9'7 (2.82m x 2.92m)

Base unit, wall cupboard. Wall cupboards with unit under lighting. Stainless steel sink unit. Recess for washing machine. Integrated wine rack. Extractor unit over. Power points. Fitted cupboards incorporating fridge/freezer. Electric oven and electric hob. Gas and electric meters. Double glazed door to rear garden. Additional double glazed window to side.

OUTSIDE

Front Garden

55' x 8' approx driveway (16.76m x 2.44m approx driveway)

Lawned front garden. New fencing. Concrete drive with anti-skid surface.

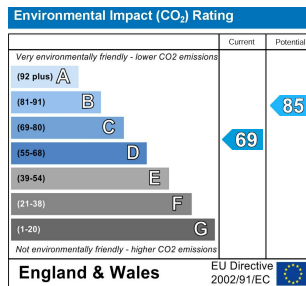
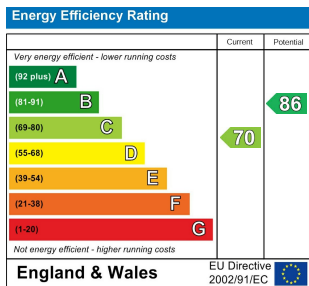
Rear Garden

36' x 36' (10.97m x 10.97m)

Mainly laid to lawn. Indian sand stone patio area. Compost corner.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



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



