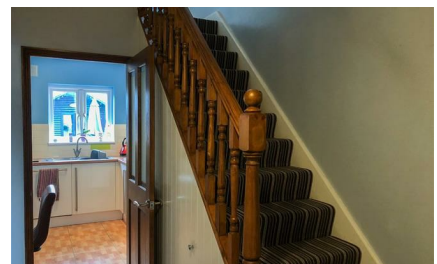
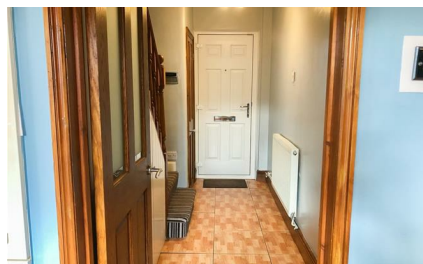




100 Spenser Road, Herne Bay, Kent, CT6 5QP



Nicely presented 3 bedroom semi-detached house, located in a convenient central position close to schools, town centre, sea front and railway station nearby. Gas central heating. Double glazing. Useful outbuildings for entertaining. Off road parking to front.



£365,000 Freehold



Entrance Hall

Radiator. Power points. Cupboard under stairs. Tiled floor. Large storage cupboard with electric meter.

Lounge

16'2 x 12'2 (4.93m x 3.71m)

Working log burner. Television point. Power points. Radiator.

Kitchen/Breakfast Room

19'3 x 9'1 (5.87m x 2.77m)

Extensive range of base units, wall cupboards and matching worksurfaces. Radiator. 4 burner gas hob. stainless steel extractor unit. Integrated gas double oven. Integrated dish washer. Built-in wine rack. Recess for washing machine. Tiling to floor. Built-in cupboard with gas meter.

Double Glazed Side Porch

Additional plumbing for washing machine. Gas boiler for central heating and hot water. Power points. Door to front and rear garden.

Landing

Double glazed window. Power points. Access to roof.

Front Bedroom

8'6 x 8'8 (2.59m x 2.64m)

Radiator. Power points.

Front Bedroom

13'2 x 8'9 (excluding door recess) (4.01m x 2.67m (excluding door recess))

Radiator. Power points. Built-in range of mirror fronted wardrobes.

Back Bedroom

12'10 x 10' (3.91m x 3.05m)

Radiator. Power points. Window overlooking rear garden.

Bathroom/WC

5'6 x 7' (1.68m x 2.13m)

Panelled bath with shower door and shower unit. Low level WC . Wash handbasin. Built in cupboard. Tiled floor. Tiled walls.

OUTSIDE

Rear Garden

Patio. Extensive decking area. Portaloo. Small lawned area with raised flower beds.

Cabin 1

23'4 x 10'4 (7.11m x 3.15m)

Loft storage area. Wi-Fi. Sky TV. Built-in bar. Double glazed window. 2x radiators. Power points. Cupboard housing wiring for sound system. BBQ. Water barrell.

Cabin 2

15'7 x 9'7 (4.75m x 2.92m)

Radiator. Power points. Lighting.

Shed

7'3 x 7'6 (2.21m x 2.29m)

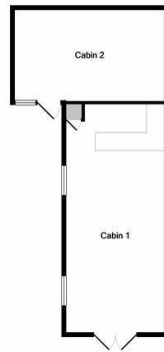
Power and light.

Front Driveway

24' x 18' (7.32m x 5.49m)



Space for upto 3 cars.

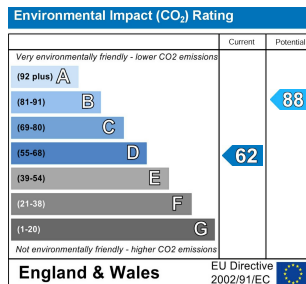
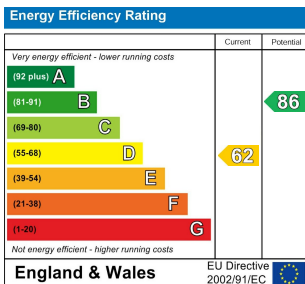


Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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