



193 Reculver Road, Herne Bay, Kent, CT6 6PZ



Modern style 4 bedroom detached house in need of general updating located in a popular residential area in the village of Beltinge (just at the border). Gas central heating. Double glazing. Garage. NO FORWARD CHAIN.



**£350,000 Freehold**



## Enclosed Entrance Porch

Door to

## Lounge

20'8 x 11'4 (6.30m x 3.45m)

Radiator. Power points. Fireplace. Television point. Deep understairs cupboard. Door to stairs and sliding doors to dining room.

## Cloakroom

Coloured low level WC suite. Wash hand basin. Radiator.

## Dining Room (rear)

10'7 x 8'3 (3.23m x 2.51m)

Double glazed window to side. Double glazed patio doors to garden. Radiator. Power points. Door to

## Kitchen

11'10 (max) x 11'6 (max) (3.61m (max) x 3.51m (max))

Requires complete update. Door to lounge. Double glazed door to rear garden.

## Landing

Access to roof space. Radiator. Airing cupboard.

## Main Front Bedroom

17'6 (max depth) x 9'8 (max width) (5.33m (max depth) x 2.95m (max width))

Radiator. Power points. Double glazed door to balcony. South west aspect.

## Front Bedroom

11'6 x 9'7 (3.51m x 2.92m)

Radiator. Power points. Built-in double wardrobes.

## Bath/WC/Shower

Requires complete replacement.

## Back Bedroom

10'5 x 8'8 (3.18m x 2.64m)

Built-in double wardrobe. Radiator. Power points.

## Back Bedroom

10'9 x 7'5 (excluding recess for bed) (3.28m x 2.26m (excluding recess for bed))

Fitted wardrobes either side of bed recess. Radiator. Power points.

## OUTSIDE

### Rear garden

approx 25' x 20' (approx 7.62m x 6.10m)

Currently overgrown. Side access, small shed. Main side access and gate.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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