



7 Bank Street, Herne Bay, Kent, CT6 5EY



LITERALLY JUST OFF THE SEA FRONT /PRECINCT AND TOWN CENTRE... AMAZINGLY SPACIOUS QUIRKY MID TERRACE RESIDENCE. THE ACCOMMODATION IS ARRANGED OVER SEVERAL LEVELS AND HAS 4 BEDROOMS AND LOTS OF EXTRA ROOMS . GAS CENTRAL HEATING AND NEWLY FITTED CARPETS .NOW WITH A NEWLY DESIGNED PRIVATE SUN DECK ON THE FIRST FLOOR . WOULD SUIT SOMEONE LOOKING FOR A SMALL PROJECT ..BUY TO LET /RENTAL /HOLIDAY HOME /AIR B&B . VIEWING IS ESSENTIAL ..PLEASE NOTE THERE IS NO OFF ROAD OR ON STREET PARKING AND A PARKING PERMIT WILL BE REQUIRED TO PARK VERY CLOSE BY. REASONABLE OFFERS NOW CONSIDERED .THE VENDOR MAY ALSO CONSIDER A PART EXCHANGE (subject to contract).

Offers Invited £339,995 Freehold



Entrance Porch

Consumer unit

Lounge

17'10 max x 13'6 (5.44m max x 4.11m)

Brick fireplace with multi fuel burner, Radiator, Power points, Exposed brick wall, Cupboard under stairs, Opening:

Dining room

9'9 x 13'2 (2.97m x 4.01m)

13'2 at widest point including stairs Radiator, Power points opening to :

Kitchen

14'3 x 5'10 (4.34m x 1.78m)

1 1/2 bowl ceramic sink, 5 burner range cooker, Power points, recess and plumbed for washing machine, Wall cupboards with under lights, Pair of double glazed doors off dining room to:

Passage way

Storage shed and stable doors to staircase,

Kitchen / Utility room/ shower cubicle

13'3 x 8'6 (4.04m x 2.59m)

Stainless steel sink, power points radiator shower cubicle, Plumbed for washing machine

Cloak room

Low level WC suite radiator. Paddle staircase to first floor.

Bedroom

13'6 x 8' max (4.11m x 2.44m max)

2 radiators. power points, tv point

Garden room

Fully enclosed with Steps to sun deck, door to main house

Main staircase

Storage cupboard,

Front Bedroom with En suite shower

12'8 x 11'2 (3.86m x 3.40m)

Power points, Radiator mains shower

Bathroom/ WC

Low level wc suite Pedestal wash basin. Panelled bath with mixer tap

Laundry Room

13'8 x 5'4 max (4.17m x 1.63m max)

Radiator. Power point, Gas boiler for central heating and hot water, door to garden room.

Stairs to top floor landing

Power points, Feature Led ceiling and wall lights,

Bedroom

12'8 x 10' (3.86m x 3.05m)

Slopping ceiling and low ceiling. Power points. Radiator.

Bedroom En Suite

11'8 x 10'10 max (3.56m x 3.30m max)

Plus En suite WC hand basin



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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