



72 The Broadway, Herne Bay, Kent, CT6 8RZ



Detached 4 bedroom split level bungalow now requiring extensive refurbishment .OFFERED AS A PROJECT with ample off road parking, Gas central heating and double glazing. Highly sought after location just off the seafront and on a local bus route to town.

Offers In The Region Of £439,000 Freehold



Entrance Hall

Front Reception Room

12' x 21'5 into bay (3.66m x 6.53m into bay)
Double glazed doors to garden, Fireplace, Radiator, Power Points,

Bath / Shower, WC

9'5 x 8' (2.87m x 2.44m)
Panelled Bath, Vanity wash basin, Low level WC Suite, Shower cubicle,

Bedroom

10' x 8' (3.05m x 2.44m)
Radiator, Power points

Bedroom

14' x 7'7 (4.27m x 2.31m)
Radiator, Power points

Kitchen/ Breakfast

23'4 x 15' (7.11m x 4.57m)
15' reducing to 11', Wood burner stove, Range of base units and wall cupboards, storage cupboards. Gas hob, Integrated oven,

Lower level room door to garden

18'3 x 9'3 at widest (5.56m x 2.82m at widest)
Radiator, Power points, 6' Ceiling height.

Separate Wc

Low level wc Suite, Pedestal wash basin, Radiator,

Bedroom

15'7 x 15' (4.75m x 4.57m)
Door to front garden, Power points,

Bedroom

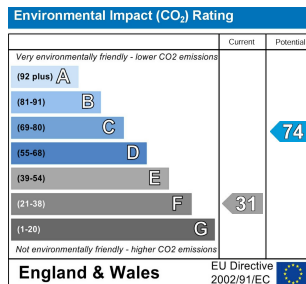
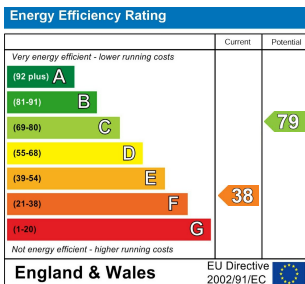
9'6 x 10'6 (2.90m x 3.20m)
6' Ceiling Height max. Radiator, Power points,

Door to Conservatory

11'9 x 10'6 (3.58m x 3.20m)

Front Garden

Driveway, Lawned area, Various outbuildings, Covering a large area of rear garden



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care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred.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



