



11 Latimer Close, Herne Bay, CT6 7UY



Modern extended semi-detached 5 bedroom house in cul-de-sac located on the south side of town at Greenhill within walking distance of bus route to local shops and schools. Gas central heating, double glazing, 16 solar panels for electricity, garage in block very close by. Additional parking available for quick sale if required. The open plan aspect



£375,000 Freehold



Enclosed Entrance Porch

Dining Room

14'9" x 24'8" (4.51m x 7.52m)

Pair of double glazed doors to rear garden. Cupboard under stairs. Frosted window. Radiator. Power points. 2 archways to

Lounge (extension)

10'10" x 24'7" (3.31m x 7.5m)

Fireplace with electric coal effect. Television point. Power points. Windows front and rear.

Kitchen

12'6" x 7'1" (3.82m x 2.16m)

Base units and wall cupboards. Stainless steel sink unit. Recess and plumbed for washing machine. 'Ideal logic' gas boiler for central heating and hot water. Recess for cooker. Power points. Door to rear garden.

'L' shaped Landing

Power points. Trap hatch with original roof space.

Bathroom/WC

5'10" x 5'10" (1.79m x 1.8m)

(Re-fitted 2 years ago) 'P' shaped bath and over head rain shower head with mixer tap unit. Shower screen. Vanity wash hand basin. Low level WC suite. Tiled walls. Heated towel rail.

Bedroom

8'7" x 9'10" (2.62m x 3m)

Television point. Power points. Radiator.

Single Bedroom

8'7" x 6'0" (2.63m x 1.83m)

Power points. Cupboard (could be removed).

Front Bedroom

8'7" x 11'11" (2.62m x 3.65m)

Radiator. Power points.

Front Bedroom (extension)

10'10" x 11'11" (3.31m x 3.65m)

Trap hatch to boarded loft space. Radiator. Power points. Built-in wardrobes.

Back Bedroom

10'5" x 10'10" (3.20m x 3.32m)

Radiator. Power points.

OUTSIDE

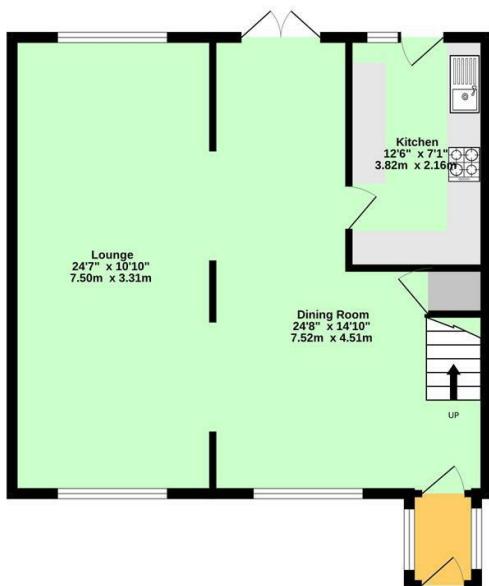
South facing rear garden. Decking & shed. Side gate.

Garage In Block

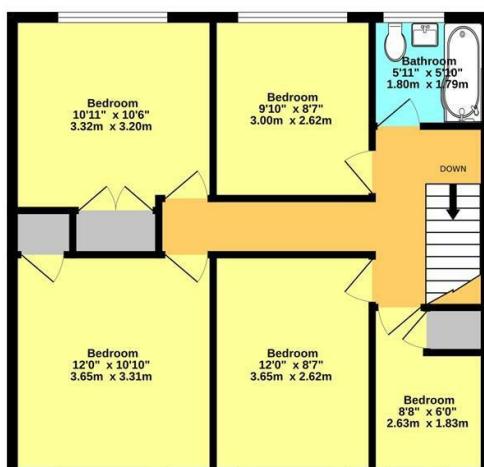
Approximately 1/2 way down on the right.



Ground Floor



1st Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(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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