



154 Beltinge Road, Herne Bay, Kent, CT6 6JE



Spacious 3 bedroom detached bungalow situated in a very popular residential location just off The Downs and very close to the bus route to the village of Beltinge, Herne Bay, town centre and sea front. Feature gas central heating, double glazing and cavity wall insulation. Nice south facing rear garden mainly in lawn. Attached garage. Ideal for retirement purposes.



£405,000 Freehold



Enclosed Entrance Porch

Leading to

Entrance Hallway

17' x 5' (5.18m x 1.52m)

Double glazed. Radiator. Storage cupboard. Broom cupboard. Power points. Airing cupboard with tank. Access to loft space with pull down ladder and fully insulated and part boarded.

Lounge/Diner

18'10 x 17' x 12' (at narrowest point) (5.74m x 5.18m x 3.66m (at narrowest point))

Fireplace with inset electric fire. Gas point. 1 double and 1 single radiator. Power points. Television point. Double glazed window and pair of french double glazed doors to sun room.

Front Bedroom

7' x 9'8 (excl door recess) single (2.13m x 2.95m (excl door recess) single)

Radiator. Power points. Double glazed window.

Front Bedroom

12' x 11'8 (3.66m x 3.56m)

Double glazed window. Radiator. Power points.

Back Bedroom

11' x 10' (3.35m x 3.05m)

Double glazed window overlooking garden. Radiator. Power points.

Bathroom/WC

7' x 7'3 (2.13m x 2.21m)

Fitted storage cupboard. Panelled bath. Mains shower unit and folding screen. Pedestal wash handbasin. Radiator. Double glazed window. Tiling. Low level WC suite.

Kitchen

12' x 8'10 (3.66m x 2.69m)

Range of fitted base units, fitted wall cupboards and worktops. Wine rack. Stainless steel sink unit. Recess for electric cooker and gas point. Cupboard housing gas boiler for central heating and hot water. Programmer. Power points. Tiling. Telephone point. Recess for fridge. Sliding door to

Utility Area

7'10 x 7'10 (2.39m x 2.39m)

Single glazed. Plumbed for washing machine. Power points. Sliding door to

Sun Room

18' x 6'6 (5.49m x 1.98m)

Single glazed. Georgian wired safety glass to roof. Power and light. Sliding door to rear garden.

OUTSIDE

Rear Garden

64' x 60' (wide) (19.51m x 18.29m (wide))

Secluded south facing lawned rear garden. Patio area. Shed and bike store. Side entrance and gate.

Attached Garage

20'11" x 8'11" (6.40m x 2.74m)

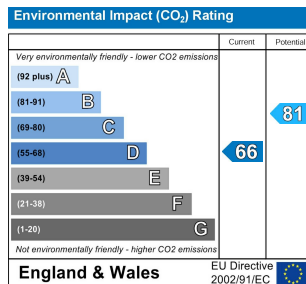
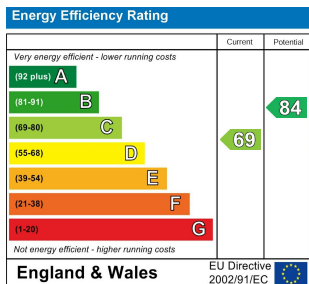
Up and over door. Power and light. personal door. Pitched roof.

Size of overall plot

106' x 60' (32.31m x 18.29m)



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.
Made with Metropix ©2018



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





WILBEE & SON



01227 374010

property@wilbeeandson.co.uk