



### 5 Underdown Road, Herne Bay, Kent, CT6 5BP



Vacant 3 bedroom period property located in a very convenient central position , just off the town centre , also very close to the schools , park, swimming pool , sea front and local shops , ideal for first time buyers , the property would now benefit from upgrading ,but does have gas central heating and a lot of replacement double glazed windows , sunny rear garden .

**£279,995 Freehold**



## Enclosed Entrance Porch

Double glazed front door , consumer unit .

## Entrance Hall

radiator, power points , cupboard under stairs housing gas meter

## Front Reception Room

12'9" into double glazed bay x 11'8" (3.91m into double glazed bay x 3.58m )

Fireplace not currently in use , radiator ,power points

## Kitchen

10'7" x 9'3" (3.25m x 2.84m )

wall mounted gas boiler for central heating and hot water , power points , ,stainless sink unit ,

## Rear Lobby

double glazed door to rear garden , power points

## Ground Floor Bathroom/ Wc

Irregular shaped room , low level wc , panelled bath, pedestal washbasin,

## First floor

Split level landing , radiator, access to roof space

## Back Bedroom

10'9" into sloping ceiling x 9'6" (3.30m into sloping ceiling x 2.92m )

power points

## Side Bedroom

11'5" x 8'11" (3.49m x 2.74m )

double glazed window, power points .

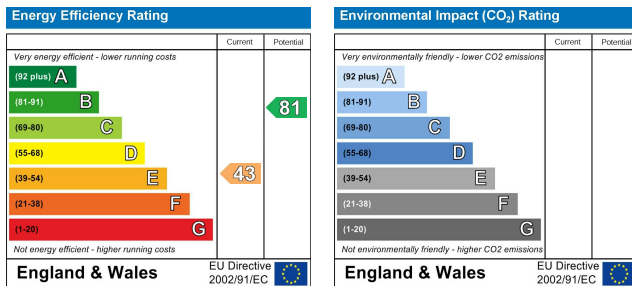
## Front Bedroom

12'10" into double glazed bay window x 15'3" (3.93m into double glazed bay window x 4.66m)

radiator , power points .

## Rear garden

reasonable size mainly paved , south west/ aspect . , hose tap



**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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