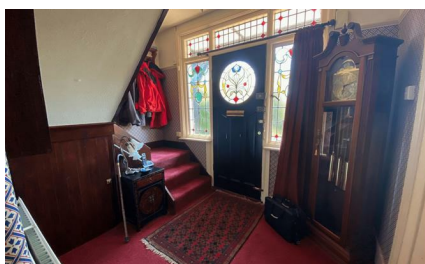




43 Reculver Road, Herne Bay, Kent, CT6 6LQ



Lovely detached 1930's cottage style versatile property standing on a good size plot, located in a very sought after residential area on the edge of the village of Beltinge. Must be viewed to be appreciated, rarely available. Gas central heating. Double glazing. Ample off road parking. very useful and spacious converted roof space, ideal for a number of uses. Mature rear garden.



£525,000 Freehold



Feature Entrance Porch

Entrance Hall

approx 25' long x 3'7 wide (approx 7.62m long x 1.09m wide)

Wall lights. Power points. Access to roof. Radiator. Cupboard understairs. Picture rail.

Front Reception Room

12'5 x 14'8 (into bay) (3.78m x 4.47m (into bay))

Picture rail. Television point. Power points. Fireplace 'squirrel' dual fuel burner.

Bathroom/WC

7'2 x 6'4 (2.18m x 1.93m)

Panelled bath. Pedestal wash handbasin. High level WC. Built-in cupboard. Radiator.

Side Bedroom

12'6 x 9'2 (excluding built in dresser unit) (3.81m x 2.79m (excluding built in dresser unit))

Fireplace used as a feature. Radiator. Power points. Picture rail.

Back Bedroom

12'4 x 11'6 (3.76m x 3.51m)

Fireplace used as a feature. Picture rail. Power points. Window to side. Door to family room.

Dining Room

10'5 x 10'4 (3.18m x 3.15m)

Brick fireplace with wood burner. Radiator. Power points. Port hole window. Picture rail. Pair of doors to family room. Door to

Kitchen

10'2 7'3 (3.10m 2.21m)

Range of base units and wall cupboards. Induction hob. Electric oven. Stainless steel extractor hood. Integrated microwave.. Cupboard housing combination boiler for hot water and central heating (serviced each year). Door to side entrance. Ceramic sink unit with mixer tap. Recess and plumbed for washing machine. Pair of door to

Family Room

20' x 10' (6.10m x 3.05m)

(Built in 2010) Radiator. Television point. Power point. 2x pair of double glazed french doors to rear garden. 2 side double glazed windows.

FIRST FLOOR

Useful Roof Conversion (hobby room etc.)

approx 38' depth x 13' approx (approx 11.58m depth x 3.96m approx)

At present sub divided into 3 area. Front storage area with large port hole window. Middle section including stair case access. Radiator. Power points. Eaves storage. Television point. Back bedroom with en-suite, WC, pedestal wash hand basin. Velux window to en-suite and bedroom. Large storage cupboard. Eaves storage in bedroom. 2 x rear windows overlooking rear garden. Radiator. Power points.

OUTSIDE

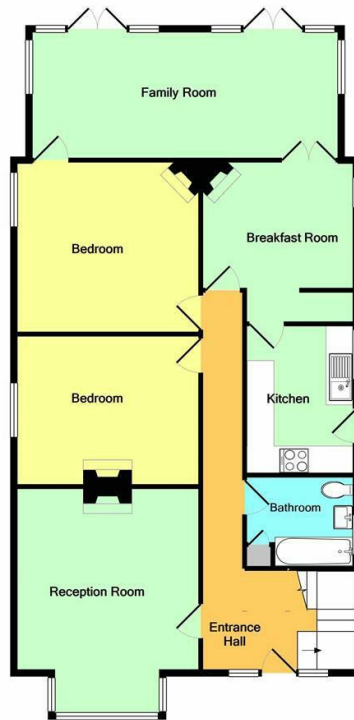
Rear Garden

approx 62' x 35' (approx 18.90m x 10.67m)

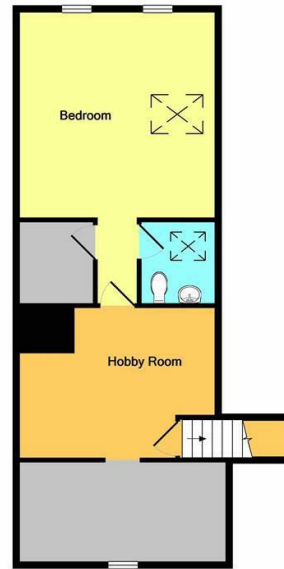
Themed with fishpond. Bridge. Decking areas. Flower beds. Trees and shrubs. Shed. Rear seating area. Side entrance gate. Hose tap. side access with 2 sheds. Gate.

Front Garden

Themed with flower beds. Trees. Driveway for 2 cars plus additional gravelled area suitable for a vehicle.



Ground Floor



1st Floor



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
(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	
(81-91) A	81
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) 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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