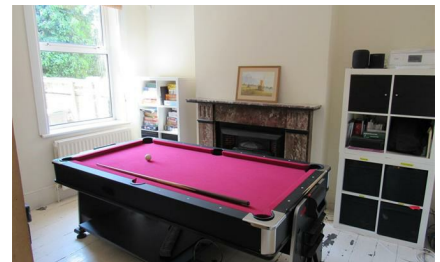
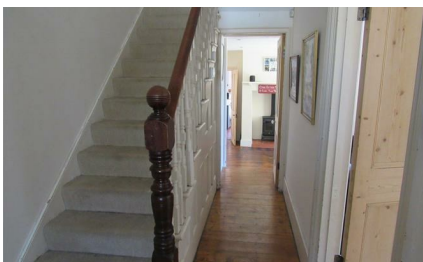




30 Beltinge Road, Herne Bay, Kent, CT6 6DA



Large Victorian style semi-detached house in a convenient location very close to the town centre and a few minutes away from the sea front. Great family accommodation having 5 bedrooms, off road parking, gas central heating and double glazing. Scope for improvement if required.



Offers In Excess Of £550,000 Freehold



Spacious Entrance Hall

Polished wooden floor. Original coving and ceiling rose. Radiator.

Front Reception Room

17'8" (into large bay) x 17'7" (5.4m (into large bay) x 5.38m)

Recently installed double glazed sliding sash windows. Feature fireplace. Power points. radiator. Television point.

Reception Room

12'11" x 12'8" (into recess) (3.94m x 3.86m (into recess))

Feature working fireplace. Double glazed window. Radiator. Power points.

Breakfast Room

12'11" x 9'7" (3.94 x 2.94)

Double glazed window. Cupboard understairs. Polished floor boards. Woodburning fireplace. Cupboard housing boiler for central heating and hot water.

Kitchen (rear)

12'10" x 13'1" (3.92 x 4.0)

Quarry tiled floor. Range of base units and wall cupboards with underlighting. Recess for American fridge freezer. Recess and plumbed for washing machine. Resin sink unit. Range Master 5 burner cooker. Range Master overhead extractor hood. Power points. Wall tiling. Pair of double glazed french doors to rear garden.

Landing

approx 29'6" deep x 3'0" wide (approx 9m deep x 0.93 wide)

Radiator. Double glazed window at rear.

Bedroom (west)

9'3" x 10'6" (2.84 x 3.22)

Radiator. Power points. Double glazed window.

Bath/WC shower

9'10" x 9'5" (3 x 2.88)

Slipper style free standing bath. Shower cubicle. Vanity wash handbasin. Low level WC suite. Radiator. Modern tall storage unit. Tiling.

Separate WC

Low level WC suite. Radiator. Double glazed window. Access to roof space.

Stairs to

Upper Landing

6'1" x 15'1" (1.87 x 4.6)

Pair of door to balcony. Power points.

Bedroom (south)

13'6" x 13'1" (4.14 x 4)

Feature fireplace (not working at present). Storage cupboard. Radiator. Power points. Double glazed window.

Front Bedroom (north)

17'10" into bay x 13'1" max width (5.44 into bay x 4 max width)

Stairs to

Top Floor Landing

Radiator.



Attic Bedroom

8'5" max width x 12'4" (2.57 max width x 3.77)

Double glazed window. Radiator. Power points. Feature fireplace.

Attic Bedroom 2

14'9" max depth x 12'4" sloping ceiling (4.5 max depth x 3.76 sloping ceiling)

Radiator. Power points.

OUTSIDE

Enclosed South Facing Rear Garden

Hot tub. Summer house with power and light. Gravelled area. Metal shed. Side paved garden. Tap and gate to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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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