



31 Greenhill Road, Herne Bay, Kent, CT6 7QG



IDEAL FIRST TIME BUYERS PROPERTY ...SEMI DETACHED 2 BEDROOM HOUSE .....LOUNGE..KITCHEN...MODERN UTILITY ROOM WITHWC.....2 DOUBLE BEDROOMS ....LARGE BATH/WC .....VERY DEEP REAR GARDEN....OFF ROAD PARKING ..GASC/H...DOUBLE GLAZING.....SCOPE TO EXTEND ....NO FORWARD CHAIN...

**Offers Over £280,000 Freehold**



## Enclosed Entrance Porch

### Entrance Hall

Radiator. Power points. Telephone point.

### Newly Fitted Utility/Cloakroom

5'2 x 4'9 (1.57m x 1.45m)

Plumbed for washing machine. Low level WC suite. Tiled walls and floor. Vanity wash basin. Double glazed window to side. Original port hole.

### Lounge

15'6 x 10'8 (4.72m x 3.25m)

Fireplace (working) Television point. Power points. 2x Radiators. Pair of wooden door to rear garden.

### Kitchen

12' x 8'8 (3.66m x 2.64m)

Cupboard understairs. 1 1/2 bowl sink unit. Gas hob and electric oven. Space for fridge. Power points. Tiling. Boiler 2 years old. Pair of double glazed doors to rear garden.

### Small Landing

Access to roof space.

### Bathroom/WC

10'3 x 7'9 (3.12m x 2.36m)

Panelled bath with mixer taps. Low level WC suite. Pedestal wash hand basin. Radiator.

### Front Bedroom

15'7 x 9'6 (4.75m x 2.90m)

2x Radiators. Power points. Double glazed window overlooking front and rear garden.

### Back Bedroom

approx 9 x 9' (approx 2.74m x 2.74m)

Radiator. Power points. Built-in wardrobe. Built-in linen cupboard.

## OUTSIDE

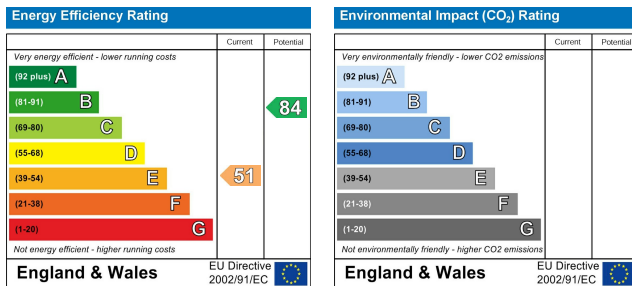
### Rear Garden

96' approx x 28' wide (29.26m approx x 8.53m wide)

Deep rear garden, mainly laid to lawn.

### Front Garden

Mainly laid to lawn with wall surround. Bushes and shrubs.



**Note:**

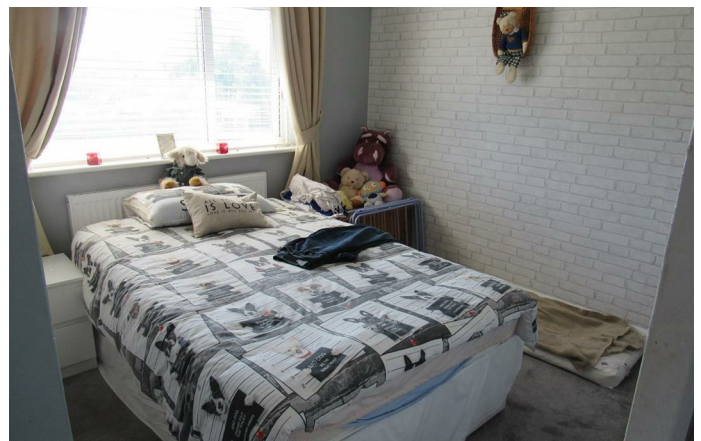
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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