



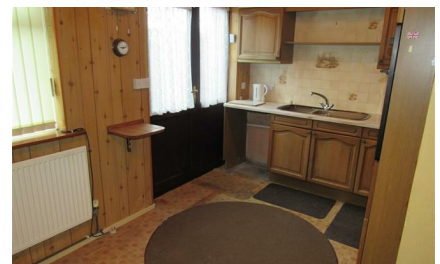
## 3 Hilary Close, Herne Bay, Kent, CT6 6LH



Modern mid terrace house located in a popular residential area close to the village of Beltinge bus stop at hand for town centre and sea front. Set in a cul-de-sac. The property is accessed by foot from Grange Road or Sea View Road. Parking for residents at the rear with the added bonus of a garage with rear exit. Features double glazing and part gas central heating. Offered with no forward chain.



**£250,000 Freehold**





### Entrance Hall

Gas meter cupboard. Consumer unit. Radiator.

### Lounge

15'2 x 10'4 (4.62m x 3.15m)

Power points. Cupboard understairs. Sliding door to

### Kitchen

15' x 8'3 (4.57m x 2.51m)

Sink unit. Gas hob. Electric oven. Radiator. Power points. Double glazed door to rear garden. Double glazed window. Recss for fridge. Plumbed for washing machine. Range of wall cupboards and base units.

## FIRST FLOOR

### Landing

Access to roof space.

### Bathroom/WC

Panelled bath with electric shower over. Pedestal wash hand basin. Low level WC suite. Double glazed window.

### Back Bedroom

8'8 x 8'6 (2.64m x 2.59m)

Storage cupboard. Power points.

### Front Bedroom

10'5 x 6'4 max (3.18m x 1.93m max)

### Front Bedroom

15'4 x 8'8 (4.67m x 2.64m)

Double glazed window. Airing cupboard. Power points.

## OUTSIDE

### Garage in block

16'3 x 9'6 (4.95m x 2.90m)

Door from rear garden. Door to car park. Power supply.

### Rear Garden

Imitation grass area. Flower beds. Small patio.



\*Please note that floor plans are for information only. They do not constitute an offer of any property. The information is provided for your information only. It is not intended to be used as a basis for any decision. The information is provided for your information only. It is not intended to be used as a basis for any decision.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Target		Current	Target
100-91 (A) 81-61 (B) 61-41 (C) 41-21 (D) 21-11 (E) 11-1 (F) 1 (G)		88	100-91 (A) 81-61 (B) 61-41 (C) 41-21 (D) 21-11 (E) 11-1 (F) 1 (G)	42	87
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	