



1 Cherry Gardens, Herne Bay, Kent, CT6 5QY



Detached 2 bedroom bungalow standing on a wide plot located in a popular residential area convenient for town centre. Features gas central heating and double glazing. Scope for improvement and extending subject to building consent. Offered with no forward chain. Please note that this property falls within the conservation area, some/any proposed alterations, improvements and/or proposed extensions etc. will/may require planning consent and conservation approval. It is advisable to make your own enquiries to Canterbury City Council etc. prior to viewing.



Offers In The Region Of £295,000 Freehold



Entrance to rear

7'9 approx x 9'6 approx (2.36m approx x 2.90m approx)
Electric meter cupboard. Radiator. Power points.

Bathroom & W.C.

9' x 5'4 (2.74m x 1.63m)
Low level W.C. suite. Pedestal washbasin. Panelled bath with electric shower over. Radiator. Electric wall heater.
Access to insulated roof space with ladder.

Kitchen

13' max x 8'10 max (3.96m max x 2.69m max)
One & half bowl sink unit. Base units and wall cupboards. Combi gas boiler for central heating and hot water.
Power points. Recess for fridge. Recess for freezer. Gas hob. Extractor unit over. Electric oven. Airing cupboard with hot tank plus immersion heater for back up. Plumbed for washing machine and slimline dishwasher. Door to side garden.

Bedroom

12' x 9' (3.66m x 2.74m)
Power points. Radiator.

Lounge (front)

13' x 17' (3.96m x 5.18m)
Fireplace in stone wall. New radiator. Power points. Patio doors to front garden.

Front Bedroom (off Lounge)

12'5 approx x 12'5 approx (3.78m approx x 3.78m approx)
Power points. Radiator. Fitted wardrobe.

Garage attached

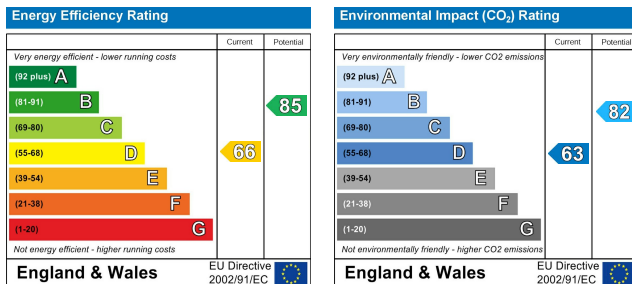
16' x 11' (4.88m x 3.35m)
Light and power. Personal door.

Outside

Total frontage approx 92ft x 86ft depth total. Side garden approx 35ft x 29ft. (Spenser Road) Side garden to garage 15ft x 29ft.



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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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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