



### 6 The Broadway, Herne Bay, Kent, CT6 8SR



Modern end terrace house in a convenient west central location just off the sea front and on a bus route to town centre. Local shops at hand, features sea views from the rear with first floor balcony off the lounge. Gas central heating, double glazing and rear parking for 2 x cars. NO FORWARD CHAIN.



**Offers In The Region Of £325,000 Freehold**



## Entrance Hall

22'8 x 4'2 (6.91m x 1.27m)

2x Radiators. Power points. Telephone point. Cupboard understairs in recess.

## Cloakroom

8'5 x 3'2 (2.57m x 0.97m)

Radiator. Low level WC suite. Wash handbasin. Tiled floor.

## Front Bedroom/Reception

14'2 (into bay window) x 8'5 (4.32m (into bay window) x 2.57m)

Telephone point. Power points. Radiator. Television point.

## Kitchen/Breakfast Room

14'6 x 12'8 (4.42m x 3.86m)

Range of wall cupboards and base units. Tiled floor. Radiator. Power points. Gas 5 burner hob. Electric double oven. Extractor unit. Sink unit. Recess and plumbed for washing machine or dishwasher. Wall mounted boiler for gas central heating and hot water. Double glazed door to rear garden and parking.

## Stairs to landing

Power points. Double glazed window.

## Bathroom/WC

6'9 x 4'9 (2.06m x 1.45m)

Panelled bath with mixer taps and screen. Low level WC suite. Pedestal wash handbasin. Radiator. Wall mirror. Shaver socket. Extractor unit.

## Front Bedroom

13'10 x 12'7 (4.22m x 3.84m)

Power points. Radiator. Television point.

## Lounge

14'8 (into door recess) x 12'7 (4.47m (into door recess) x 3.66m/2.13m)

Radiator. Power points. Television point. Pair of double glazed door to balcony with sea views.

## Stairs to 2nd Floor

## Bedroom

12'7 x 13'3 (3.84m x 4.04m)

Radiator. Power points. Telephone point. 2x velux windows at a level to enjoy the sea views and roof tops from your bed.

## En-suite Bathroom/WC

Irregular shape but spacious. Sloping ceilings. Panelled bath with mixer taps. Low level WC suite. Cupboard housing programmer. vanity wash handbasin. Storage cupboards.

## OUTSIDE

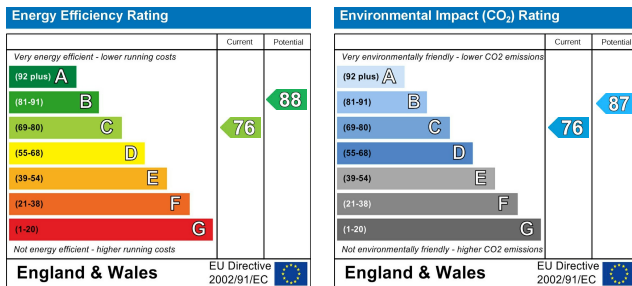
### Rear Garden

32' x 14' (9.75m x 4.27m)

Including decking and pave area. Fence and gate. Parking for 2 cars.

### Side of the Property

Access to drive at the side of the property leading to communal rear parking.



**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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