



### 22 Honeysuckle Way, Herne Bay, Kent, CT6 7AX



Modern end terrace house forming part of a row of 3 properties in a small quiet cul-de-sac located on a recent development in a semi-rural position on the outskirts of the town. Within walking distance of the bus route , local public house close to hand . The property is in good condition throughout offering gas central , double glazing and an alarm system . No forward chain ..

**£339,950 Freehold**



## Entrance Hall

Radiator, cupboard under the stairs .

## Cloakroom

low level wc suite , pedestal washbasin , radiator .

## Kitchen (Front)

9'2" max x 7'5" max (2.81m max x 2.28m max )

Range of base units and wall cupboards with unit under lighting , stainless steel one and a half bowl sink unit , integrated dishwasher , Range cooker with 5 burner hob stainless steel extractor over , power points , space for fridge/freezer, tiled floor , water softener.

## L shaped Lounge

16'6" max depth x 15'4" max width reducing to 9'1" (5.05m max depth x 4.69m max width reducing to 2.78)

2 radiators , tv point , power points , pair of double glazed doors to Dining Room ,

## Dining Room

9'5" x 9'3" (2.89m x 2.83m )

double glazed windows insulated roof , pair of double glazed doors to rear garden .

## Landing

Power points , access to roof space .

## Back Bedroom

13'6" excluding built in wardrobe x 10'0" (4.12m excluding built in wardrobe x 3.06m )

power points , radiator

## Front Bedroom

10'9" x 7'4" (3.28m x 2.24m )

power points , radiator , built in cupboard housing gas combi -boiler for central heating and hot water .

## Front Bedroom

10'0" max depth x 7'11" max width (3.05m max depth x 2.42m max width )

power points , radiator

## Bathroom/wc

Panelled bath with mixer tap, shower screen with rain shower head , heated towel rail , , low level wc suite , pedestal wash basin , shavers socket, tiled walls and floor

## Rear Garden

lawned, patio , shed, side gate ,possible garage space .

## Front Garden

open plan area , long drive way to the side for 2/3 cars .



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropac (2002)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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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