



59 Central Avenue, Herne Bay, Kent, CT6 8RU



Vacant detached 3 bedroom mansard style property located in a popular residential area on the west side of town. Ideal family home close to the sea and local shops. The property would benefit from some updating. Features gas central heating and sealed unit double glazing. No forward chain.



£285,000 Freehold





Entrance Porch

Entrance Hall

Radiator. Power points. Cupboard understairs.

Shower/WC

Shower cubicle. Wash hand basin. Low level WC suite. Radiator. Tiling. Mirror.

Lounge

21' (into bay window) x 9' 10 (6.40m (into bay window) x 3.00m)

Radiator. Power points. 1/2 moon leaded feature window to side wall. Television point. Gas point. Pair of wooden doors to

Sun Lounge

15'5 x 7' (4.70m x 2.13m)

Single glazed. Window blinds. Power points. Pair of doors to rear garden.

Front Dining Room

11'9 into bay window x 10'5 (3.58m into bay window x 3.18m)

Radiator. Power points. Matching base units and wall cupboards. Fridge freezer. Archway to

Kitchen

10'2 x 8' (3.10m x 2.44m)

Cupboard housing gas central heating boiler combi. Stainless steel sink unit. Matching base units and wall cupboards. Washing machine. Slimline dishwasher. Gas hob. Integral electric oven.

Landing

Access to roof space. Storage cupboard.

Separate WC

Low level WC suite.

Bathroom

Panelled bath with mixer taps. Pedestal wash handbasin. Tiling. Radiator.

Back Bedroom

9'7 x 10' (2.92m x 3.05m)

Radiator. Power points.

Front Bedroom

9'5 x 10'6 (2.87m x 3.20m)

Radiator. Power points.

Front Bedroom

11'7 (excluding recess for wardrobe) x 11'5 (3.53m (excluding recess for wardrobe) x 3.48m)

Built-in wardrobe. Radiator. Power points.

OUTSIDE

Side Entrance & Gate

Rear Garden

50' x 40 (15.24m x 12.19m)

Lawned south westerly aspect. Crazy paving. Patio area. Hose tap. Established flower beds.



Attached Garage

Side door.

Front Garden

Driveway to front. Lawned area.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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