



5 Westlands Road, Herne Bay, Kent, CT6 7QP



Modern detached 3 bedroom bungalow located on the south side of town close to local shops and schools. 'Bus route at hand. Features gas central heating and double glazing. No forward chain.



**£249,995 Freehold**



## 'L'shaped Entrance Hall

Built-in cupboard. Consumer unit. Access to roof space. Power points.

## Front Bedroom

9'3 x 7'9 (2.82m x 2.36m)

Radiator. Power points.

## Front Bedroom

12'9 x 11'2 (3.89m x 3.40m)

Radiator. Power points.

## Side Bedroom

8'5 x 7'9 (2.57m x 2.36m)

Radiator. Power points.

## Bathroom

Panelled bath. Pedestal wash handbasin. Low level WC suite.

## Kitchen

16'2 x 8'5 (4.93m x 2.57m)

Base units. Wall cupboards. Gas hob. Electric oven. Recess and plumbed for washing machine. Integrated washing machine. Stainless steel sink unit. Double glazed door to garden. Cupboard housing gas boiler for central heating and hot water. Recess for fridge. Radiator. Power points.

## Lounge

15'7 x 10'6 (4.75m x 3.20m)

T.V. point. Power points. Side window. Radiator. Double glazed patio door to rear garden. Wall light.

## Rear garden

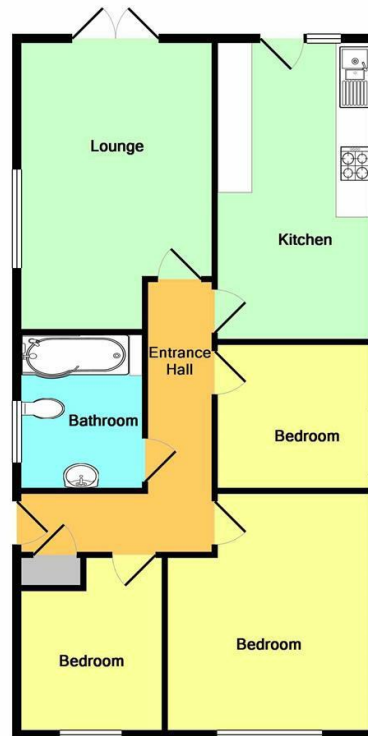
65' x 25' (19.81m x 7.62m)

With lawned areas. Base for shed. Side access and gate.

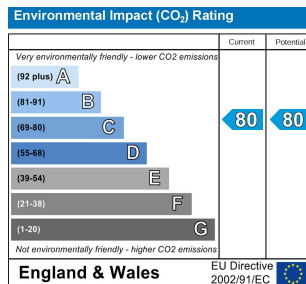
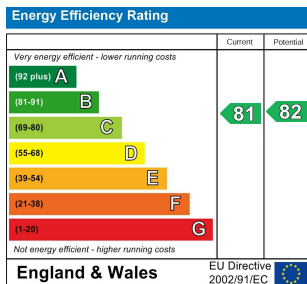
## Front garden

approx depth 17' x 25' width approx (approx depth 5.18m x 7.62m width approx)

Block paved for car standing room. Double gates - 9'9 wide approx plus pedestrian gate.



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**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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