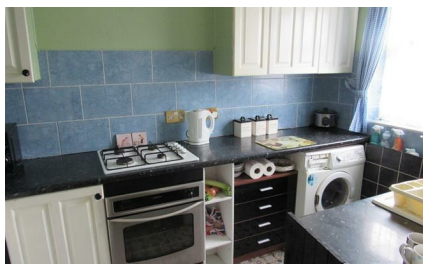




72 Cornwall Road, Herne Bay, Kent, CT6 7SX



Modern end of terrace house located on the south side of town, convenient for schools and local shops. Features gas warm air central heating and double glazing. Garage in block conveniently located beside the property. Some updating is required.



**Offers In The Region Of £225,000 Freehold**



### Ground Floor

#### Enclosed Entrance Porch

#### Entrance Hall

#### Kitchen

10'9 max x 7'2 max (3.28m max x 2.18m max)

Sink unit. Range of base units and worktops. Wall cupboards. Gas hob. Electric oven. Gas warm air central heating boiler. Power points. Plumbed for washing machine.

#### Lounge

13'10 x 17'6 (4.22m x 5.33m)

Power points. T.V. point. Cupboard under stairs. Warm air vent. Double glazed door to rear garden. Double glazed window to side and rear.

### First Floor

#### Landing

Double glazed window. Power points. Storage cupboard. Airing cupboard with lagged hot water tank.

#### Front Bedroom

10'3 max width x 13'8 max (3.12m max width x 4.17m max)

Power points. Warm air vent. Double glazed window.

#### Bathroom & W.C. (no window)

Panelled bath with electric shower unit over. Pedestal washbasin. Low level W.C. suite. Extractor unit. Part tiling. Warm air vent.

#### Back Bedroom

10'5 x 7' (3.18m x 2.13m)

Warm air vent. Double glazed window. Country views.

#### Single Back Bedroom

7'8 excluding door recess x 6'8 (2.34m excluding door recess x 2.03m)

#### Note

Loft ladder to insulated roof space with light.

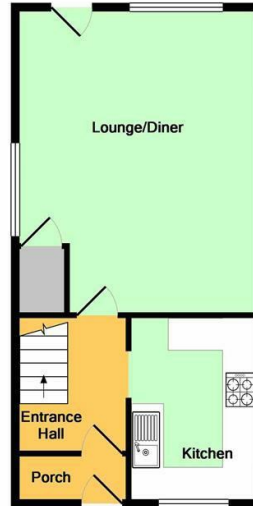
#### Outside

Side entrance and gate. 2 parking spaces.

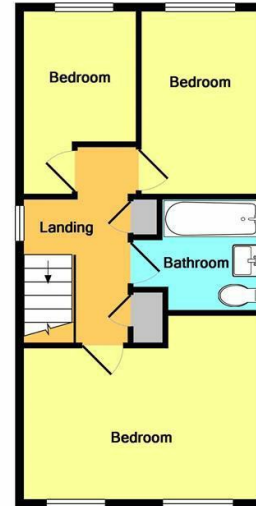
#### Garage

16'4 x 8' approx (4.98m x 2.44m approx)

Double glazed personal door. New up-and-over garage door. Power and light.

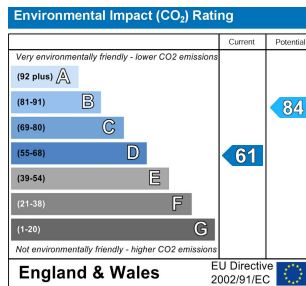
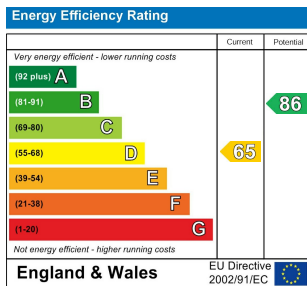


Ground Floor



1st Floor

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  
Made with Metropix ©2018



**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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





# WILBEE & SON



**01227 374010**

[property@wilbeeandson.co.uk](mailto:property@wilbeeandson.co.uk)