



**50 Gordon Road, Herne Bay, Kent, CT6 5QT**



Vacant semi detached 2 bedroom house located in a central position within walking distance of the swimming pool, schools , town centre and sea front .Ideal for first time buyers or buy to let purchase. Gas central heating . Recently refurbished internally ...Potential for drive way /off road parking subject to permission from the local council to install a dropped kerb/crossover ....

**Offers In The Region Of £285,000 Freehold**



### Main door to side

### Entrance Hall

Cupboard under stairs , telephone point

### Front Reception Room (west )

11'10" max width x 12'5" (3.62m max width x 3.79m )

Feature fireplace , radiator ,power points .

### Dining Room

11'10" width x 11'0" m (3.61m width x 3.37 m )

Feature fireplace , radiator, built in cupboard , power points . door to

### Kitchen

9'5" x 6'9" (2.88m x 2.08m )

New Belling 5 burner range cooker, stainless ,one and a half bowl sink unit with mixer tap , Potterton wall mounted gas boiler for central heating and hot water, power points, wall cupboard , recess for fridge/freezer , recess and plumbed for washing machine , door to rear garden .

### Stairs to half landing

High ceiling, stairs to main Landing with window , access to roof space.

### Front Bedroom (West)

11'10" max width x 12'5" (3.62m max width x 3.80m )

Feature fireplace, power points radiator

### Rear Bedroom

11'10" max width x 11'0" (3.63m max width x 3.36m )

Feature fireplace, radiator ,power points , door and step into bathroom/w.c

### Bathroom/wc

9'2" max depth x 6'9" max width (2.80 max depth x 2.06m max width )

Heated towel rail, low level wc suite, extractor unit ,pedestal wash basin, , panelled bath with mains shower unit over, curtain and rail .

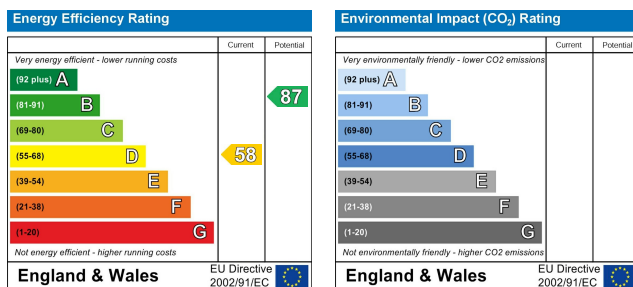
### Rear Garden

approx 60'0" deep (approx 18.29m deep )

Outbuilding /store, hose tap, mainly lawned deep rear garden east/southerly aspect ,side entrance and gate ...

### Front Garden

Lawned area.



### 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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