



8 Orchard Park Reculver Road, Herne Bay, Kent, CT6 6NX



VACANT 2 BEDROOM NICELY PRESENTED STATIC HOME ,CONVENIENTLY LOCATED ON ONE THE MOST POPULAR RESIDENTIAL ONLY PARK SITES IN HERNE BAY , SET IN THE HEART OF THE VILLAGE OF BELTINGE WITH BUS ROUTE AT HAND . GAS CENTRAL HEATING . DOUBLE GLAZING .. OFF ROAD PARKING . PETS ALLOWED WITHIN REASON .AGE LIMIT 55 YEARS MIN. CASH BUYERS ONLY .....

**Offers In The Region Of £180,000 Leasehold**



## Enclosed Entrance Porch

double glazed

## Door to Kitchen (off porch)

11'11" max x 9'2" max (3.64m max x 2.81m max )

stainless steel sink unit, base units, wall cupboards, recess & plumbed for washing machine . Recently installed Beko gas cooker incorporating a 4 burner hob with safety glass , power points ,fridge/freezer , cupboard/airing cupboard housing gas programmer , central heating boiler ,

## Dining Room

9'10" x 9'3" (3.00m x 2.82m )

door to garden ,fitted unit , telephone point , power points , radiator ,opening to

## Lounge

19'4" x 11'5" (5.9m x 3.5m )

wall lights , 2 radiators , power points , tv point , double aspect room , pitched ceiling

## Inner Hall

built in cupboard

## Shower/wc

shower cubicle , electric shower unit , vanity washbasin, low level wc suite, radiator ,

## Bedroom

9'2" x 10'9" (2.81m x 3.3m )

power points , radiator

## Bedroom (with en-suite wc )

7'6" x 7'3" max depth (2.3m x 2.23m max depth)

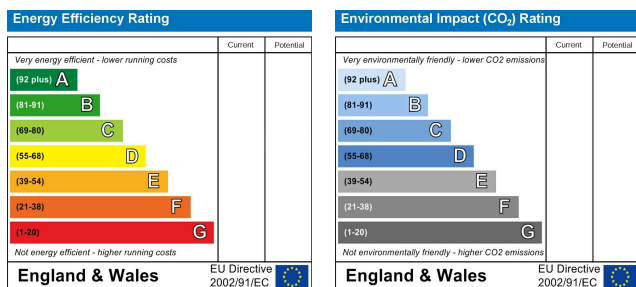
width of room includes fitted wardrobe , en suite wc .

## Rear garden

paved,, gate , lawned side garden , flower beds , hose tap,

## Front garden

open plan , lawned , drive way for car



**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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