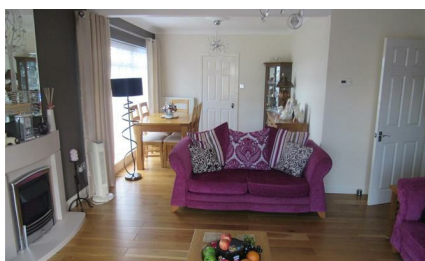




264 Reculver Road, Herne Bay, Kent, CT6 6RR



Immaculate detached 4 bedroom bungalow on corner plot located on the border of Beltinge on 'bus route to the Village. Within access of walks down to Reculver and The Downs leading down to Herne Bay town centre and sea front. Offered with no forward chain. Gas central heating and double glazing. Must be viewed to be appreciated. DUE TO A CHAIN BREAK ,THIS PROPERTY IS BEING OFFERED ONLY TO A PURCHASER THAT HAS A COMPLETE CHAIN OR A NON -DEPENDENT PURCHASE



£420,000 Freehold



Entrance Porch

Entrance Hall

Radiator. Power point. Main telephone line.

Bedroom

11'4 at widest x 14'7 (3.45m at widest x 4.45m)

Radiator. T.V. point. Power points. Door off Hall to:-

Dining Room

10'2 x 9'7 (3.10m x 2.92m)

Radiator. Power points. Picture window. Opening to:-

Lounge

14'7 x 13'10 (4.45m x 4.22m)

Double aspect room. Pair of french doors to rear garden. T.V. point. Power points. Radiator. Modern fireplace with electric fire with remote control.

Inner Hall

Power points. Radiator.

Kitchen approached from both Hallways

16'6 x 10' (5.03m x 3.05m)

Resin style sink unit. 3 year/4 year old fitted base units and wall cupboards. Display cabinets. Under unit lighting. Breakfast bar. Neff hob, extractor unit over. Neff electric double oven. Frost free integrated fridge/freezer. Porcelain tiled floor. Neff integrated dishwasher. Feature upright wall radiator. Tiling to walls. Built-in storage cupboard. Window overlooking rear garden. Door to:-

Utility Room

9'4 x 6'9 (2.84m x 2.06m)

Built-in storage cupboard. Worktop with recess for washing machine. Vented for tumble dryer. Porcelain floor. Radiator. Door to garden. Inset ceiling lights with double switch.

Side Bedroom

10'9 x 9'8 (3.28m x 2.95m)

Radiator. Power points. Window overlooking garden.

Side Bedroom

10'10 x 12' approx (3.30m x 3.66m approx)

Power points. Ceiling fan. Radiator.

Back Bedroom

8'10 x 7' excluding recess (2.69m x 2.13m excluding recess)

Power points. Radiator. Built-in wardrobe and sliding mirror doors.

Separate W.C.

Roca concealed flush low level W.C. suite. Washbasin. Porcelain tiled floor. Half tiled walls. Access to roof space with gas boiler for central heating and hot water.

Luxury Shower/W.C.

9'6 x 8'11 (2.90m x 2.72m)

Panelled bath with mixer taps. Roca low level W.C. suite. Roca vanity washbasin. Double shower cubicle. Porcelain tiling to floors. Some walls half tiled. Heated towel rail. Ambient mirror.

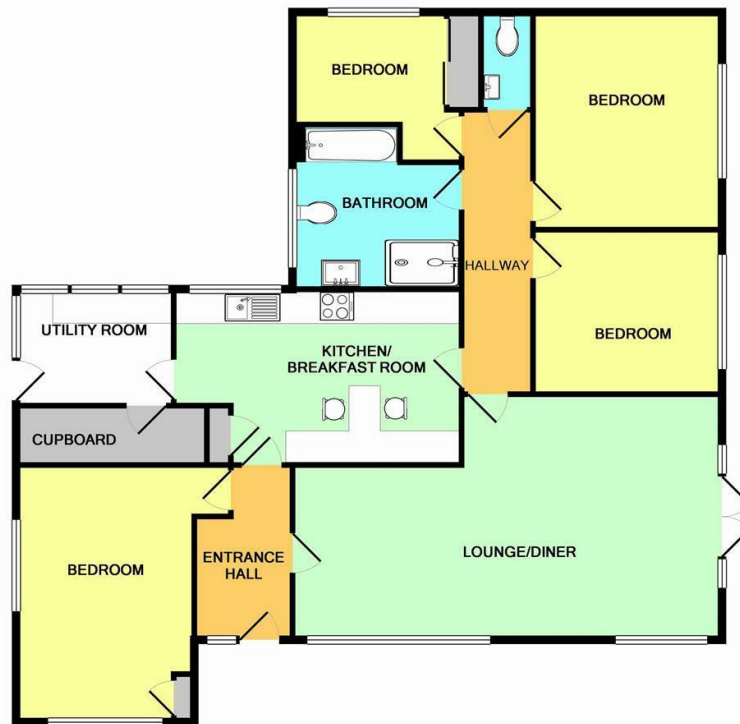


Outside

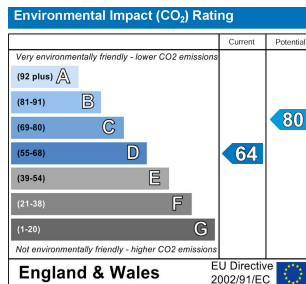
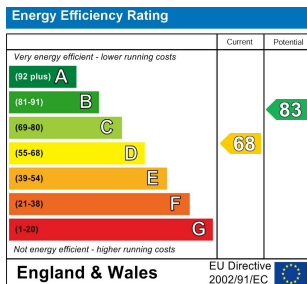
South facing rear garden area 22' x 30' in lawn with flower beds. Patio. Raised fish pond. Well stocked front garden in lawn. (Main) side garden 65' x 35'. Patio, flower beds. External power points and light. Gate to front garden. Driveway to front with lawned area.

Notes

Cavity wall insulation. Extra loft insulation. Oak veneer flooring.



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
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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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