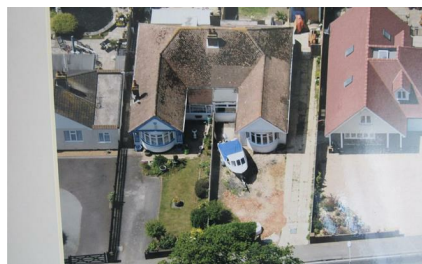




278 Canterbury Road, Herne Bay, Kent, CT6 7HB



Older style 2 bedroom semi detached bungalow standing on a deep overgrown plot on the outskirts of town but bordering the village of Herne. On a bus route to Herne Bay town and Canterbury city. Electric central heating. Double glazed. In need of refurbishment but has a lot of potential. No forward chain. Off road parking (drop kerb required subject to consent).



£275,000 Freehold



Entrance Hall (approached from side).

'L' shaped hall. Storage radiator and convector heater. Power points. Cupboard housing consumer unit.

Separate WC

Low level WC suite. Double glazed window.

Bathroom

6'6 x 5'04 (1.98m x 1.63m)

Panelled bath. Vanity wash hand basin. 4x medicine cabinets. Double glazed window.

Front Bedroom

15'7 into bow window x 11' (4.75m into bow window x 3.35m)

Double glazed bow window. Power points. Storage heater and convector heater. Wardrobes.

Lounge

20' x 10'5 (6.10m x 3.18m)

Fireplace. Power points. Storage heater. Folding doors to

Kitchen

10'4 x 8'3 (3.15m x 2.51m)

Airing cupboard. Integrated electric oven and electric hob. Stainless steel sink unit. Wall cupboards. Door to Conservatory.

Back Bedroom

11'10 x 10' (3.61m x 3.05m)

Double glazed doors to conservatory. Open tread stairs to first floor roof conversion.

First Floor Roof Conversion

12'2 including staircase x 9'10 (3.71m including staircase x 3.00m)

Views of fields and beyond. Low ceiling. Eaves storage cupboards.

Conservatory

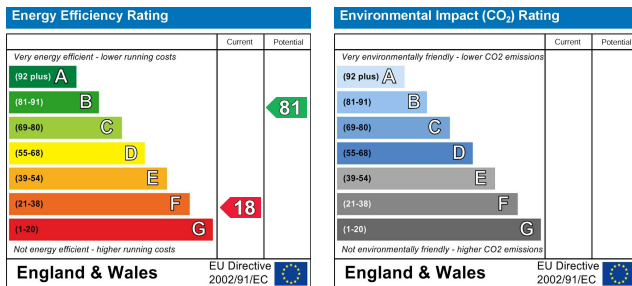
16'6 x 8'6 (5.03m x 2.59m)

Double glazed. Power points. Door to rear garden. Pair of doors to side entrance.

OUTSIDE

Rear Garden

Garden at present very overgrown. Archived aerial photo will give some indication to the size of the garden.



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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