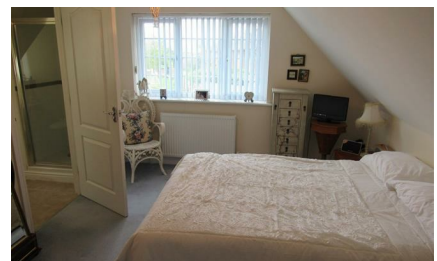




60a Glen Avenue, Herne Bay, Kent, CT6 6HY



Nicely presented modern detached 3 bedroom chalet style residence, conveniently located on the edge of the Village of Beltinge but within very easy access of 'bus route to town centre and local shops. Features gas central heating and double glazing.



£375,000 Freehold



Ground Floor

Entrance Hall

8' max width including staircase x 19' max depth (2.44m max width including staircase x 5.79m max de)
Radiator. Power points. Deep cupboard for storage.

Cloakroom

Low level W.C. suite. Washbasin. Extractor unit. Tiled floor.

Kitchen/Breakfast Room

14'6 max depth x 14'9 max width (4.42m max depth x 4.50m max width)
Stainless steel one & half bowl sink unit with mixer taps. Range of base units and wall cupboards. Unit under lighting. Gas hob. Electric oven. Stainless steel extractor hood. Radiator. Power points. T.V. point. Integrated fridge/freezer. Integrated dishwasher. Tiling.

Lounge/Diner

23'6 x 12'7 (7.16m x 3.84m)

2 radiators. Power points. T.V. point. Telephone point. Double glazed french doors to rear garden.

Integrated Garage accessed from Hallway

8'4 x 20' (2.54m x 6.10m)

Window to side. Personal door. Worktop with recess under for tumble dryer and washing machine. Gas wall mounted boiler for central heating and hot water. Up-and-over door. Consumer unit.

First Floor

Landing

Radiator. 2 velux windows. Access to roof space.

Back Bedroom

12'8 x 10'3 max point into sloping ceiling (3.86m x 3.12m max point into sloping ceiling)

Radiator. Power points. Telephone point. T.V. point. Walk-in wardrobe with light.

Ensuite Shower/W.C.

Low level W.C. suite. Pedestal washbasin. Radiator. Tiled floor. Shower cubicle. Extractor unit. Storage cupboard.

Front Bedroom

13'3 max including sloping ceiling x 7'10 (4.04m max including sloping ceiling x 2.39m)

Radiator. Power points. T.V. point.

Front Bedroom

10'8 x 7' max including sloping ceiling (3.25m x 2.13m max including sloping ceiling)

Radiator. Power points.

Bathroom & W.C.

'P' shaped bath with mixer taps and shower unit, glass shower screen. Pedestal washbasin. Heated towel rail.

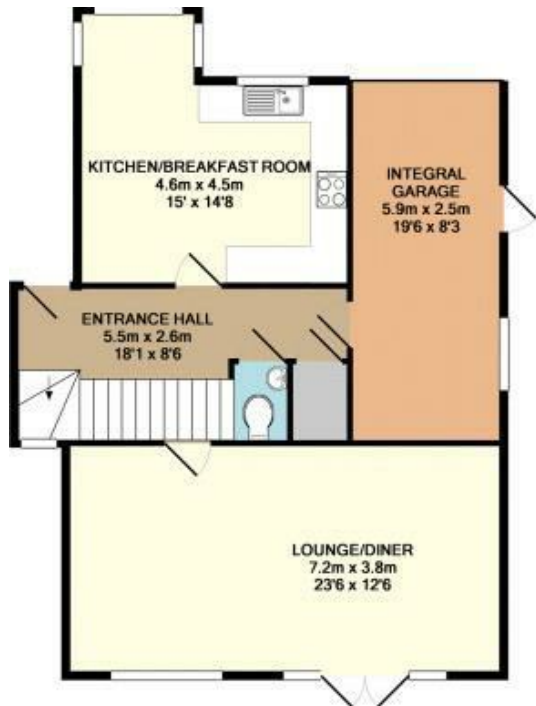
Low level W.C. suite. Tiled floor.

Outside

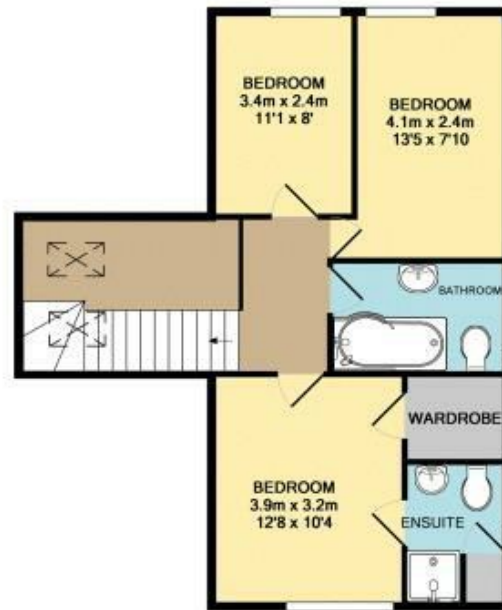
Rear garden approx 35' x 35'. Patio, lawned area and flower border. Side entrance and gate. Hose tap. Side area and gate. External lighting. Approx 39' frontage. 31' depth driveway suitable for 2 cars. Grass area and flower borders.

Council tax

Council banding 'E' £1896.90.



GROUND FLOOR
APPROX. FLOOR
AREA 73.8 SQ.M.
(794 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 55.2 SQ.M.
(595 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.0 SQ.M. (1389 SQ.FT.)

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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Energy Efficiency Rating	
Current	Potential
78	88

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
77	87

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Note:

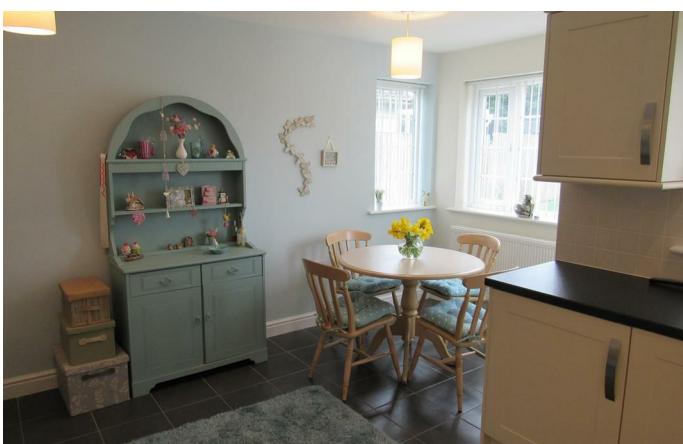
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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