



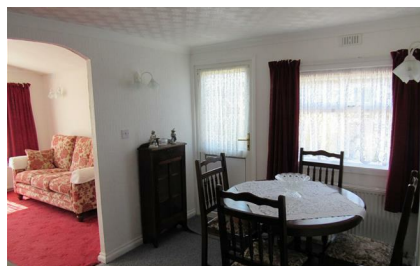
7 Orchard Park Reculver Road, Herne Bay, CT6 6NX



Vacant 2 bedroom static home located in one of the most popular full residential sites in Herne Bay. Conveniently located by the village shops and bus route. Gas central heating and double glazing. Onsite Parking available.. Pet friendly site (some rules will apply) Pitch fee £174.76 per month (includes water bill) Highest properties is a privately owned company catering for full residential living only. This property can only be sold to cash buyers over 55 years old.



£204,500 Leasehold





Enclosed Entrance Porch

Double glazed. Door to

Kitchen

12'3" x 9'2" (3.75m x 2.8m)

Stainless steel sink unit. Base units. Wall cupboards. Power points. Recess and plumbed for washing machine. Recess for gas cooker. Cupboard housing boiler for gas central heating and hot water. Door to

Dining Room

9'10" x 8'0" (3m x 2.45m)

Door to garden. Wall lights. Power points. Radiator.

Inner Hall

Cupboard.

Bathroom/WC

5'6" x 6'6" (1.7m x 2m)

Panelled bath with electric shower unit over. Pedestal wash hand basin. Low level WC suite. Tiling. Heated towel rail.

Bedroom

9'6" x 10'9" (2.9m x 3.3m)

Radiator. Power points. Television point.

Bedroom

9'5" max depth x 9'10" (2.89m max depth x 3m)

Radiator. Power points.

Lounge

19'4" x 11'4" (5.9m x 3.47m)

2x Radiators. Power points. Wall lights. Wall mounted glass panelled heater. Television point.

OUTSIDE

Shed. Lawned area to the rear and side. Driveway for car.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





WILBEE & SON



01227 374010

property@wilbeeandson.co.uk