



**31 Greenhill Road, Herne Bay, Kent, CT6 7QG**



IDEAL FIRST TIME BUYERS PROPERTY ...SEMI DETACHED 2 BEDROOM HOUSE .....LOUNGE..KITCHEN...MODERN UTILITY ROOM WITHWC.....2 DOUBLE BEDROOMS ....LARGE BATH/WC .....VERY DEEP REAR GARDEN....OFF ROAD PARKING ..GASC/H...DOUBLE GLAZING.....SCOPE TO EXTEND ....NO FORWARD CHAIN...

**Offers Over £280,000 Freehold**



### Enclosed Entrance Porch

#### Entrance Hall

Radiator. Power points. Telephone point.

#### Newly Fitted Utility/Cloakroom

5'2 x 4'9 (1.57m x 1.45m)

Plumbed for washing machine. Low level WC suite. Tiled walls and floor. Vanity wash basin. Double glazed window to side. Original port hole.

#### Lounge

15'6 x 10'8 (4.72m x 3.25m)

Fireplace (working) Television point. Power points. 2x Radiators. Pair of wooden door to rear garden.

#### Kitchen

12' x 8'8 (3.66m x 2.64m)

Cupboard understairs. 1 1/2 bowl sink unit. Gas hob and electric oven. Space for fridge. Power points. Tiling. Boiler 2 years old. Pair of double glazed doors to rear garden.

#### Small Landing

Access to roof space.

#### Bathroom/WC

10'3 x 7'9 (3.12m x 2.36m)

Panelled bath with mixer taps. Low level WC suite. Pedestal wash hand basin. Radiator.

#### Front Bedroom

15'7 x 9'6 (4.75m x 2.90m)

2x Radiators. Power points. Double glazed window overlooking front and rear garden.

#### Back Bedroom

approx 9 x 9' (approx 2.74m x 2.74m)

Radiator. Power points. Built-in wardrobe. Built-in linen cupboard.

### OUTSIDE

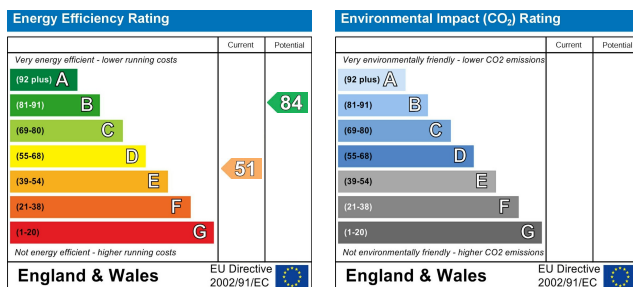
#### Rear Garden

96' approx x 28' wide (29.26m approx x 8.53m wide)

Deep rear garden, mainly laid to lawn.

#### Front Garden

Mainly laid to lawn with wall surround. Bushes and shrubs.



### Note:

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

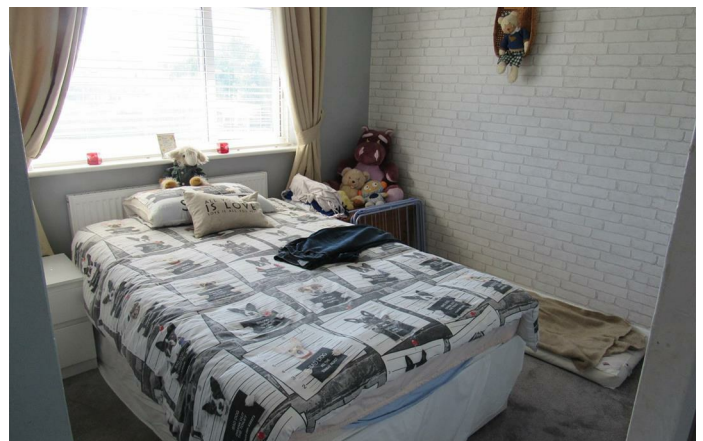
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