



### 3 Harry Wells Road, Herne Bay, Kent, CT6 8FB



Modern 3 bedroom semi - detached family home located in a popular residential area on the extreme west side of town very close to Hampton Bay . Standing conveniently on the edge of the housing estate allowing very easy access in and out of the road onto the main road for the bus routes to and from the town centre and schools. Local store nearby .Gas central heating ,Double Glazing , Attached garage,

### Offers In The Region Of £365,000 Freehold



### Entrance Hall

Radiator ,telephone point

### Cloakroom

Low level wc suite , vanity washbasin, radiator, tiled floor, consumer unit .

### Kitchen(front)

11'10" max x 5'7" max width (3.61m max x 1.71m max width)

Range of wall cupboards , base units, recess for gas cooker with extractor hood ,recess for fridge /freezer , , stainless steel one and a half bowl sink unit, recess and plumbed for washing machine , radiator, power points ,

### Lounge

19'1" x 12'5" , (5.82m x 3.81m ,)

Tv point, power points, 2 radiators , modern Victorian style electric fireplace ,cupboard under stairs with power point .

### Conservatory /Sun room

11'1" wide x 8'0" (3.39m wide x 2.45m )

Poly carbonate pitched roof , fully double glazed windows with a pair of doors to rear garden , power and light .

### Landing

Airing cupboard .Access to roof space with ladder

### Bedroom (over garage )

15'8" max depth x 7'10" ,sloping ceilings (4.8m max depth x 2.4m ,sloping ceilings )

Radiator, power points .

### Bedroom with en-suite

12'5" x 9'11" (3.8m x 3.03m )

Tv point, power points, radiator.

### En Suite Shower/wc

Shower cubicle with mains shower unit ,wash basin, low level wc suite, radiator

### Bedroom (front)

12'5" max depth x 8'6" (3.8m max depth x 2.60m )

Radiator, power points .

### Family Bathroom/wc

6'4" x 5'7" (1.95m x 1.71m )

Panelled bath, mains shower unit, vanity washbasin, low level wc suite, radiator

### Attached Garage

16'4" x 7'10" (5m x 2.4m )

Gas boiler for central and hot water, light and power, up and over door

### Outside Rear

South facing garden ,lawned area , decking area , summerhouse , external light , personal door to garage ,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Note:

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

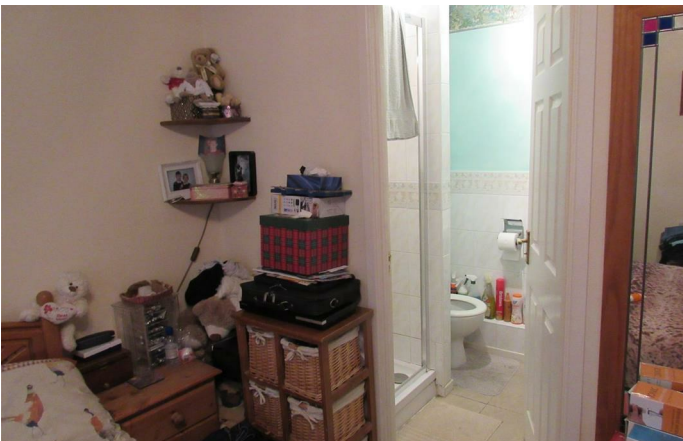
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