



### 35 Grand Drive, Herne Bay, Kent, CT6 8JR



.Vacant detached 2 bedroom house located in a west central position on bus route and within easy access of local shops and schools. Features gas central heating and double glazing. Ideal for first time purchasers.

17/7/19

Wilbee & Son are now in receipt of an offer for the sum of £247,500 for 35 Grand Drive. Anyone wishing to place an offer on this property should contact Wilbee & Son 107 Mortimer Street, Herne Bay, 01227 374010 before exchange of contracts.



**£247,950 Freehold**



### Entrance Hall

Cupboard understairs.

### Cloakroom

Low level WC suite. Pedestal wash handbasin. Radiator.

### Rear Lounge

14' x 13'6 (4.27m x 4.11m)

Double glazed patio doors to rear garden. Side window. Radiator. Power points.

### Front Kitchen/Breakfast Room

13'4 x 12'5 (4.06m x 3.78m)

Modern range of base units and wall cupboard. Gas hob. Electric oven. Stainless steel 1 1/2 bowl sink unit. Recess and plumbed for washing machine. Power points. Radiator. Television point.

### First floor Landing

Built-in cupboard housing boiler for central heating and hot water. Power points. Telephone point. Velux roof window.

### Front Bedroom

13'5 x 13' (max depth incl door recess) (4.09m x 3.96m (max depth incl door recess))

Radiator. Power points.

### Back Bedroom

12'7 x 10'4 (into sloping ceiling) (3.84m x 3.15m (into sloping ceiling))

Range of low level fitted wardrobes.

### Shower/WC

Velux roof window. Shower cubicle. Pedestal wash handbasin. Shaver point. Tiled floor. Radiator.

## OUTSIDE

### Rear Garden

49' x 16' (14.94m x 4.88m)

Mainly laid to lawn. Shed. Side gate.

### Front Garden

19' x 15' (wide) (front driveway) (5.79m x 4.57m (wide) (front driveway))

All block paved.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
100-109 (A)	100-109 (A)	100-109 (A)	100-109 (A)
81-100 (B)	81-100 (B)	81-100 (B)	81-100 (B)
62-80 (C)	62-80 (C)	62-80 (C)	62-80 (C)
43-61 (D)	43-61 (D)	43-61 (D)	43-61 (D)
25-42 (E)	25-42 (E)	25-42 (E)	25-42 (E)
10-24 (F)	10-24 (F)	10-24 (F)	10-24 (F)
1-9 (G)	1-9 (G)	1-9 (G)	1-9 (G)

England & Wales EU Directive 2002/91/EC