WILBEE & SON

01227 374010
property@wilbeeandson.co.uk

70 Clarendon Street, Herne Bay, Kent, CT6 8LY



OFFERED WITH NO FORWARD CHAIN .THIS SUBSTANTIAL SEMI -DETACHED HOUSE IS CONVENIENTLY LOCATED ON THE WEST SIDE OF TOWN NEARLY OPPOSITE THE HAMPTON PRIMARY SCHOOL (5 STAR RATED) , WITHIN WALKING DISTANCE OF THE BUS ROUTE TO TOWN, LOCAL SHOPS AND ACCESS TO HERNE BAY HIGH SCHOOL (MIXED ABILITY ACADEMY).. THE PROPERTY IS NOW IN NEED OF IMPROVEMENTS WHICH WOULD ALSO BENEFIT FROM EXTENDING THE ACCOMMODATION TO THE REAR ON 2 STOREYS TO CREATE A COMFORTABLE FAMILY HOME . NICE ESTABLISHED REAR GARDEN . GAS CENTRAL HEATING .DOUBLE GLAZING .







£345,000 Freehold

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Cloakroom
Low level suite

Lounge
20'1" into bay x 10'11" (6.13 into bay x 3.35)
Radiator, power points , stone clad fireplace, 3 radiators , pair of doors leading to Lean -to

Kitchen
10'3" max x 8'5" max (3.13 max x 2.58 max)
Base units, wall cupboards, stainless steel sink unit, recess for cooker , boiler for central heating and hot water , programmer for central heating system , radiator , power points , door to Lean to

Lean-to/ Sun room
18'11" x 6'4" max width (5.77 x 1.95 max width)
Timber and brick construction , light and power , radiator, doors to rear garden and side entrance

Landing
South facing double glazed window ,small storage cupboard , power point, access to roof space

Bathroom/wc
5'6" wide excl.airing cupboard x 5'4" (1.7 wide excl.airing cupboard x 1.63)
basic built in cupboards (by removal of these cupboards this would make the area larger) , radiator , coloured suite , electric shower unit over bath.

Front Bedroom
11'0" into bay x 10'11" (3.36 into bay x 3.34)
south facing room ,power points ,radiator (Fitted Wardrobe)

Back Bedroom,(single)
6'10" x 8'5" wide (2.1 x 2.57 wide)
Double aspect room, power points , radiator

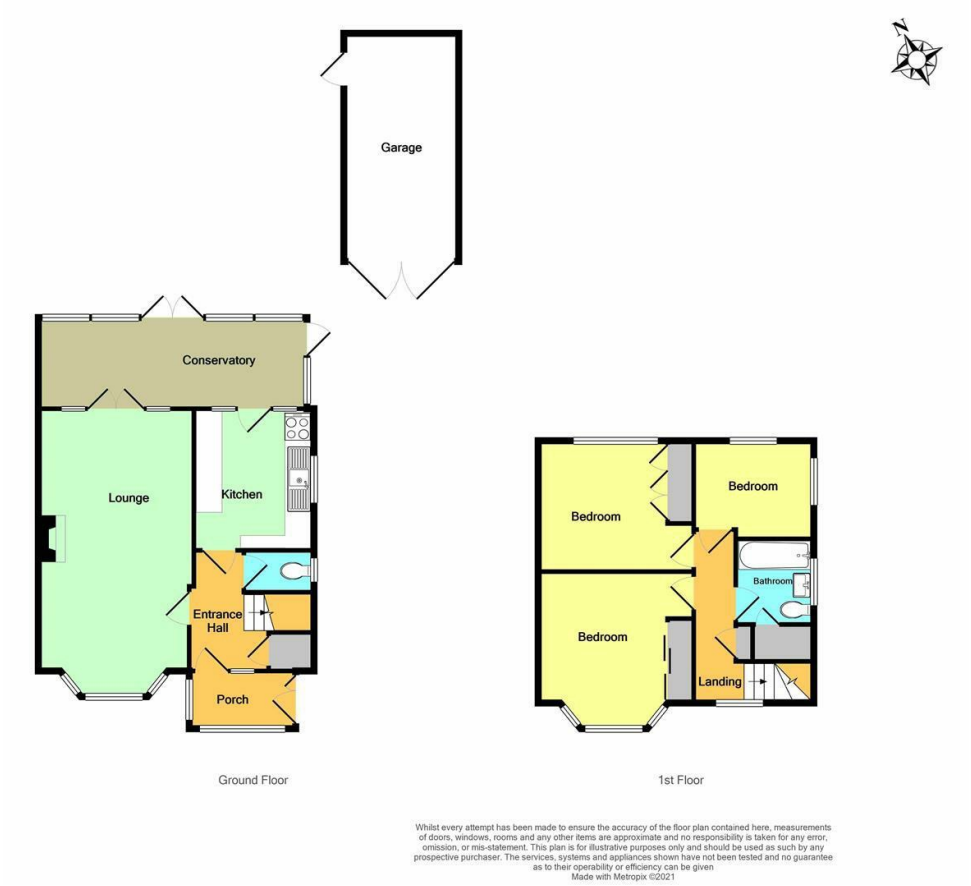
Back Bedroom
8'10" x 10'11" wide incl door recess (2.7 x 3.34 wide incl door recess)
Radiator, power points (fitted wardrobe)

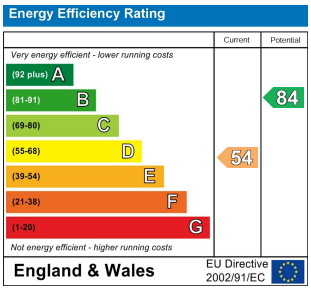
Rear garden
87'11" deep x 29'6" wide (26.80m deep x 9m wide)
north westerly aspect , established with lawned areas , flower borders , detached light construction garage/store , ,useful store to rear in brick/block construction ,

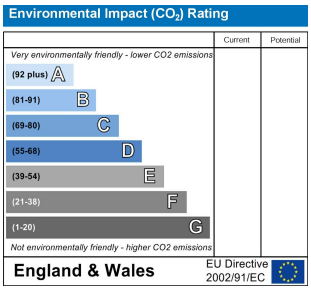
Front Garden
29'6" width (8.99m width)
Long drive way to garage , front established lawned area with flower borders

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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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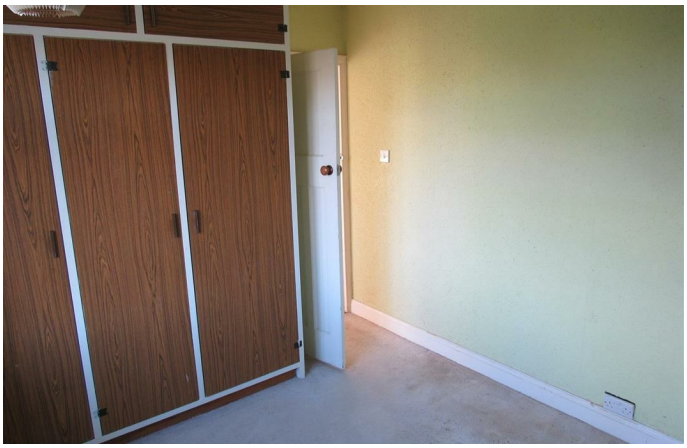
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107 Mortimer Street, Herne Bay, Kent, CT6 5ER
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