WILBEE & SON

01227 374010
property@wilbeeandson.co.uk

21 Clarendon Street, Herne Bay, Kent, CT6 8NG



2 bedroom mid terrace property located on the west side of town close to local shops and schools .Bus route to town centre and sea front close-by . Gas central heating , double glazing , rear garden , small front garden . Generally the property is In need of modernizing throughout so it is advisable for any first time buyer(s) to check with the lender on suitability ... SUITABLE FOR BUY TO LET FOR CASH PURCHASERS ONLY . ...NO FORWARD CHAIN .....THIS PROPERTY IS NOW AVAILABLE BUT CONTRACTS MUST BE EXCHANGED ON OR BEFORE APRIL 2ND 2023 ,AFTER THIS DATE THE PROPERTY WILL THEN BE SOLD BY AUCTION UNDER CLIVE EMSON LAND AND PROPERTY AUCTIONEERS ON 03458500333... DATE OF AUCTION 4/5/2023 ...

£220,000 Freehold

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Entrance Hall
Radiator

Lounge
10'3" max width x 13'3" into bay (3.13m max width x 4.06m into bay)
Double glazed bay window , radiator, power points , tv point , fireplace (not in use at present)

Dining Room
12'11" max x 10'7" (3.94m max x 3.25m)
Recess under stairs , fireplace (not in use) radiator , power points

Kitchen
11'5" max x 8'2" max (3.5m max x 2.5m max)
Range of base units , wall cupboards , stainless steel sink unit , plumbed for washing machine, power points , recess for cooker , radiator , boiler for central heating and hot water , double glazed back door to rear garden .

Small Landing
Trap hatch to roof space

Front Bedroom
11'1" x 12'9" (3.4m x 3.9m)
Radiator, power points, double glazed window ,

Back Bedroom
10'5" x 11'10" (3.18m x 3.62m)
Radiator, power points . door to Dressing Room

Dressing Room (0ff the back Bedroom)
8'2" x 5'6" (2.5m x 1.7m)
power points , double glazed window . This room links to the Bathroom

Bathroom/wc
Panelled bath with electric shower over , pedestal washbasin, low level wc suite , radiator, double glazed window .

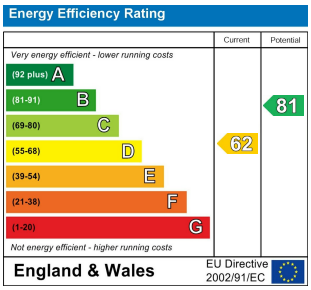
Rear garden
mainly laid to artificial lawn , patio area ,

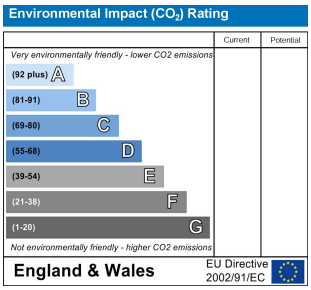
Small front garden

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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.

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.

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