WILBEE & SON

01227 374010

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11 Canterbury Road, Herne Bay, Kent, CT6 5HJ



Superior detached Victorian residence located in a convenient central position within yards of the seafront and town centre. Used for rental purposes in 3 flats but now offered for sale as one dwelling with no forward chain. Ideal versatile family property with 4/5 bedrooms and many reception rooms. At the rear of the property is a double width garage with parking spaces for 2/3 cars. Gas central heating, double glazing & good size rear garden.







Offers In Excess Of £575,000 Freehold

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Feature Front Canopy

Entrance Porch

Entrance Hall
Electric meter cupboards.

Door To Ground Floor Inner Hall
Radiator.

Front Reception Room
16'10" (into bay window) x 13'1" (5.144 (into bay window) x 4)
Radiator. Power points. Fireplace.

Middle Reception Room
13'3" x 13'0" (4.04 x 3.97)
Power points. Double glazed French door to rear garden. Radiator.

Front reception Room
27'2" x 12'6" (8.29 x 3.82)
2x fireplaces. 2x radiators. Power points. Double glazed French door to rear garden.

Middle Room
13'10" x 11'8" (4.22 x 3.58)
Fireplace. Radiator. Power points. Double glazed window. Boiler cupboard.

Kitchen
6'8" x 9'6" (2.05 x 2.91)
Double glazed window. Stainless steel sink unit. Power points. Gas point. Electric cooker point.

Inner Lobby
Double glazed door to side garden. Storage cupboard.

Cloakroom
Low level WC suite.

Bathroom
9'3" x 4'1" (2.84 x 1.27)
Panelled bath. Pedestal wash hand basin. Radiator. Double glazed window.

Back Room
9'5" x 9'1" (2.88 x 2.78)
Double glazed window. Double glazed door to rear garden. radiator. Power points.

Stairs To First Floor Landing

Door To Inner Landing
Radiator. 2x double glazed windows.

Shower/WC
Shower cubicle. Low level WC suite. Heated towel rail. Pedestal wash hand basin. Tiling.

Kitchen
9'6" x 5'10" (2.90 x 1.78)
Stainless steel sink unit. Power points. Wall cupboards. Double glazed window.

Bedroom
8'10" x 10'5" (2.7 x 3.2)
Radiator. Power points. Double glazed window. Television point.

Back Bedroom
12'9" (into large bay window) x 13'10" (3.9 (into large bay window) x 4.22)
Power points. Radiator.

Upper Landing
Access to roof space. Power points. Radiator.

Bedroom Back
11'6" x 12'7" (3.53 x 3.84)
Radiator. Power points. Double glazed window.

Kitchen
13'1" x 13'3" (3.99 x 4.04)
Range of base units. Wall cupboards. Power points. Plumbed for washing machine. Gas boiler for central heating and hot water. Radiator. Double glazed window. Electric oven and hob. Stainless steel sink unit.

Shower/WC
Shower cubicle. Low level WC suite. Pedestal wash hand basin. Heated towel rail.

Front Bedroom
12'8" x 11'9" (3.87 x 3.6)
Radiator. Power points.

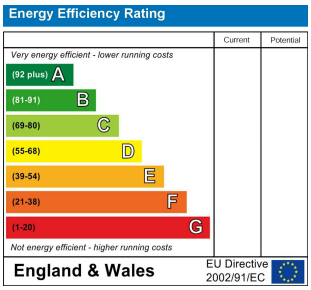
Front Bedroom (west)
17'0" (into double glazed bay) x 13'3" (5.2 (into double glazed bay) x 4.05)
Some sea views.

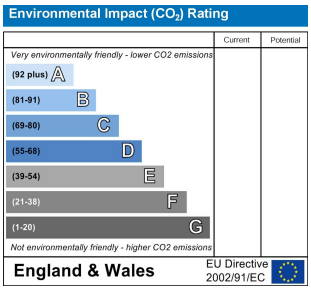
OUTSIDE

Rear Garden
Rear garden in lawn. South East aspect. 2 side entrances.

Detached Garage
Approached by Beacon Walk to the rear of the property. 2/3 parking spaces

Front Garden
Lawned and flower beds.





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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