WILBEE & SON

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26 Rowland Drive, Herne Bay, Kent, CT6 7SB



Located on a prominent corner plot on the south side of town at Greenhill, close to local shops, bus route and schools, 2 bedrooms, gas central heating and garage at rear. This vacant property is in need of refurbishing and has great potential to extend subject to planning consent or there is also a possibility of a POTENTIAL BUILDING PLOT on the side of the house also subject to planning consent. No forward chain. ALL SERIOUS OFFERS WILL BE CONSIDERED .....****..Please note that the house and land cannot be purchased seperately .....

Offers Over £260,000 Freehold

Enclosed porch
low level wc suite, corner washbasin , storage cupboard (in porch)

Entrance Hall
radiator, recess under stairs , power points

Galleystyle Kitchen/Breakfast Room
18'11" x 8'0" max width (5.77m x 2.46m max width)
room requires updating , gas cooker point , power points , radiator ,

Lshaped Lounge/Diner
22'1" max width x 15'11" max depth (6.74m max width x 4.86m max depth)
double aspect room, 2 radiators , fireplace, power points , tv point, patio doors to rear garden .

Landing
power point , access to roof space ,

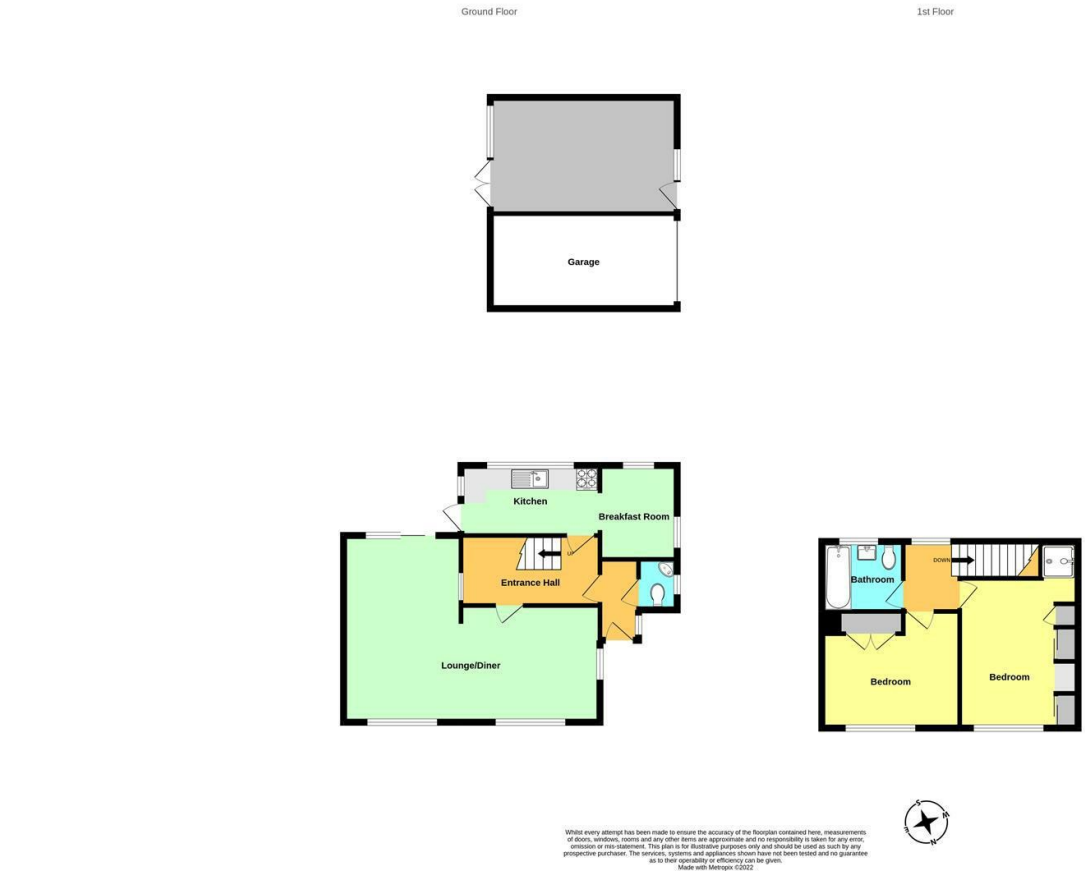
Bathroom/Wc
6'8" x 5'11" (2.05m x 1.82m)
panelled bath, washbasin, low level wc , radiator,

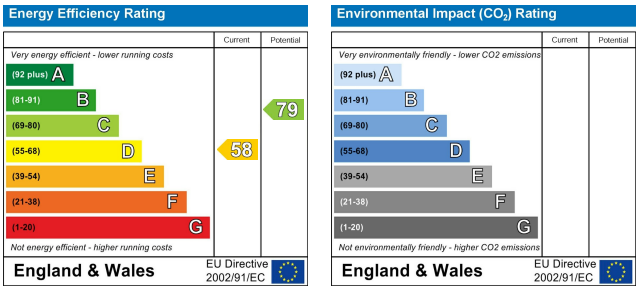
Front Bedroom
12'9" x 10'3" max width (3.90m x 3.14m max width)
radiator, power points

Front Bedroom
11'10" x 9'9" (3.63m x 2.98m)
cupboard housing Worcester combi boiler for gas central heating and hot water .

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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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