WILBEE & SON

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18 Hillcroft Road, Herne Bay, CT6 7EL



MODERN SEMI -DETACHED 3 BEDROOM HOUSE LOCATED ON THE SOUTH SIDE OF TOWN WITHIN WALKING DISTANCE OF THE MAIN AND LOCAL BUS ROUTE . SAINSBURYS /ARGOS STORE NEAR BY BUT POSSIBLY EASIER TO ACCESS BY CAR . THE PROPERTY DOES REQUIRE UPDATING . DOUBLE GLAZING AND ELECTRIC HEATING .DRIVE WAY FOR 2/3 CARS .

£285,000 Freehold

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Entrance Hall
Storage heater

Lounge/Diner
21'2" depth x 11'11" reducing to 7'5" (6.47m depth x 3.65m reducing to 2.27m)
Stone fireplace, with electric fire , tv point , power points, 2 storage radiators, door off hall, door to kitchen, sliding door to sun room.

Kitchen
10'9" max depth x 8'8" max depth (3.28m max depth x 2.66m max depth)
Base units, wall cupboards ,display cabinet , electric hob, extractor unit over , integrated electric oven ,stainless steel sink unit, power points, cupboard under stairs with consumer unit .

Sun Room
11'10" x 7'2" (3.63m x 2.20m)
Replacement roof 2 years ago , power points .

Utility Room with Wc
7'1" x 6'6" (2.18m x 2m)
power points, plumbed for washing machine , low level wc suite, double glazed door to rear garden .

Landing
access to roof space plus ladder, storage heater , telephone point,

Shower /Wc
Shower cubicle, low level wc suite , vanity wash basin , heated towel rail ,

Back Bedroom
11'7" max width x 8'11" (3.54m max width x 2.72m)
fitted wardrobe, shelving . power points

Front Bedroom
9'1" max x 7'3" max (2.78m max x 2.22m max)
fitted storage cupboard , power points

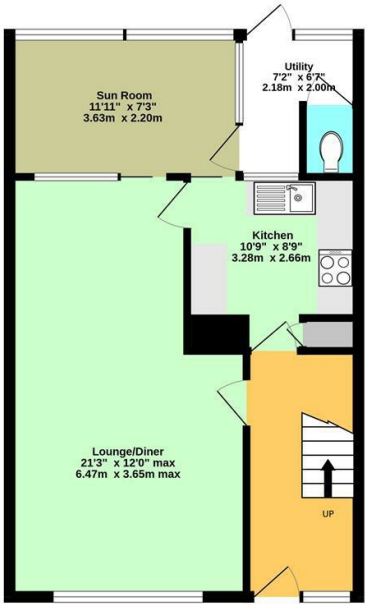
Front Bedroom
12'1" x 10'9" approx (3.69m x 3.30m approx)
Airing cupboard with hot tank fitted with dual immersion heater , power points .

Rear Garden
compact garden south facing , lawned area with patio, hose tap, side gate ,drive way

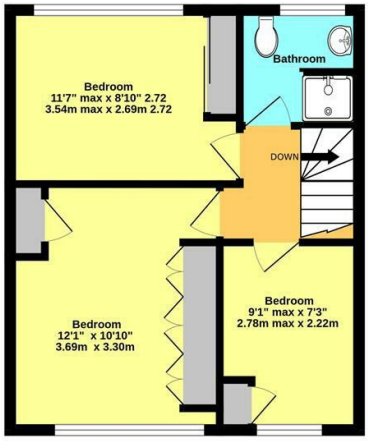
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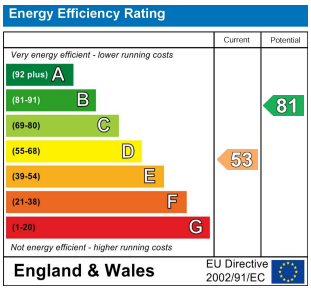
Ground Floor

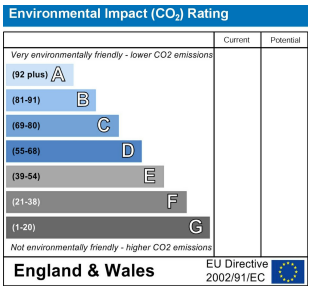


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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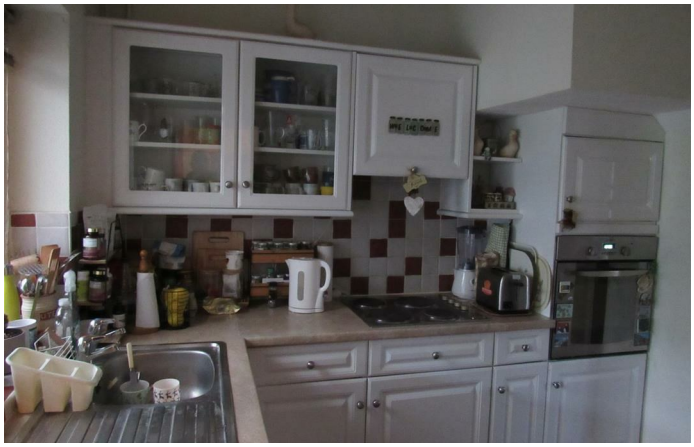
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