

KE



10 Reynolds Close, Herne Bay, CT6 6DS

Offers In Excess Of £350,000

- Four Bed Semi-Detached House
- Good Condition Throughout
- Vacant Possession/No Onward Chain
- Walking Distance To Herne Bay and Beltinge

10 Reynolds Close, Herne Bay CT6 6DS

This is certainly one of those properties where from the outside alone it is impossible to imagine the huge space on offer within, offering two reception rooms to create wonderful living accommodation, with a modern kitchen packed with units completing the ground floor rooms. Reynolds Close is a popular cul-de-sac half way up Mickleburgh Hill and adjacent to Herne Bay's famous "Water Tower". This elevated land mark stares out across the bay, similar to the views from the front of the first floor windows. All four bedrooms are of a generous size so what a fabulous opportunity for the growing family. The garage is at the very front of the garden with plenty of driveway also. Surprisingly the rear garden is bigger than you would expect and faces east, so plenty of opportunity to soak up the rays early part of the day. Access to the town centre couldn't be easier, its a short walk into town and good exercise with the walk home as its slightly uphill.



Council Tax Band: D



GROUND FLOOR

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.

Entrance Hall

Double glazed window to the front.

Cloakroom

Low level WC, hand wash basin, frosted window to side.

Sitting Room

16'7 x 12'11

Double glazed window to front, two radiators.

Dining Room

10'8 x 10'10

Double glazed patio doors to garden, radiator.

Kitchen

14' x 8'7

A range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap over, space for cooker, space for washing machine, boiler, double glazed window to rear.

Landing

Storage cupboard

Bedroom One

13'11 x 10'1

Double glazed window to rear, radiator.

Bedroom Two

13'4 x 10'3

Double glazed window to front, radiator.

Bedroom Three

10'1 x 5'11

Double glazed window to front, storage cupboard, radiator.

Bedroom Four

6'8 x 9'4

Double glazed window to rear, radiator.

Bathroom

Single panelled bath, double glazed window to side, wash hand basin and low level WC.

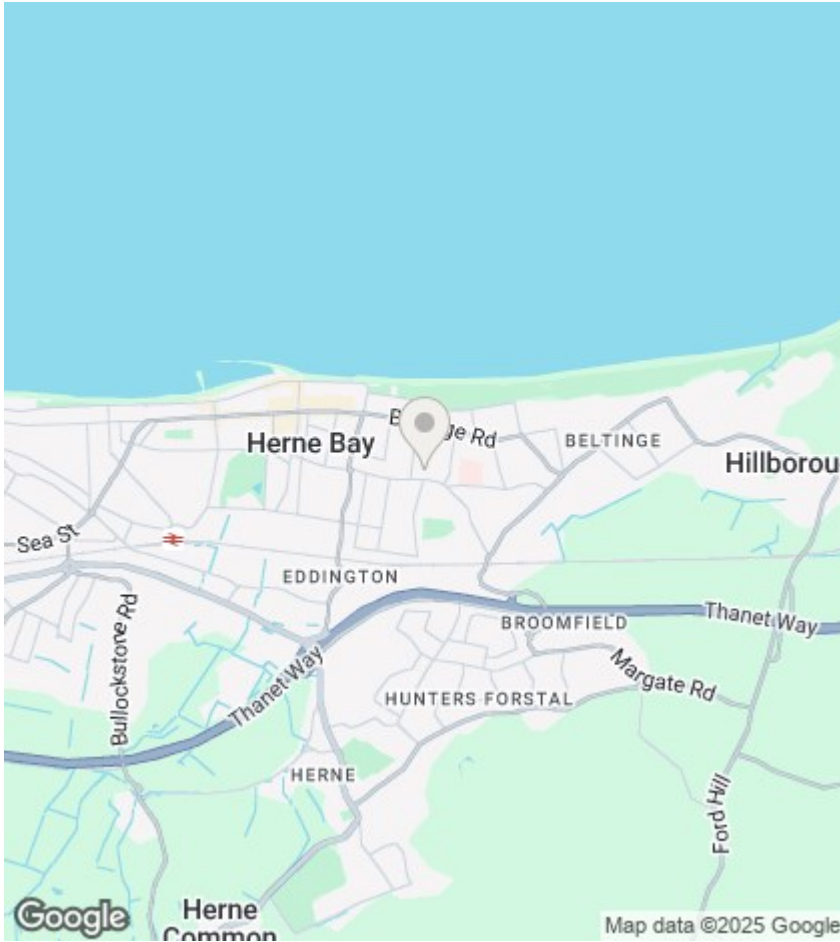
OUTSIDE

Garage

Rear Garden

Mainly laid to lawn with hedge surround and side access.

COUNCIL TAX BAND D



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

