

# KE



7 The Heath, Whitstable, CT5 3HJ

£325,000

- Three Bedroom Semi-Detached House
- Beautifully Presented
- Driveway For Ample Parking
- Detached Garage
- Close To Local Amenities And Good Transport Links



## 7 The Heath, Whitstable CT5 3HJ

This well presented and maintained three bedroom semi-detached family home is situated in Whitstable.

The property comprises of an entrance hall, downstairs cloakroom, kitchen with a range of base and higher units and gas hob with built in electric oven.

There is a large lounge/dining room offering plenty of light and the added bonus of a conservatory. Stairs from the hallway lead to the first floor landing offering a bathroom, over bath shower, basin and WC, plus three bedrooms. There is also the benefit of a loft room/hobby/working from home space, accessed by a ladder with full electrics, Velux window and radiator.

Outside the garden offers a lawned space with raised borders and access to the good size detached garage.

To the front there is a driveway offering parking for several cars/caravan. A viewing is highly recommended to appreciate the size and condition.



3



1



2



C

Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Kitchen**

9'10 x 7'3

**Lounge/Diner**

23'11 x 9'10

**Conservatory**

9'10 x 9'10

## **FIRST FLOOR**

**Landing**

**Bedroom One**

9'10 x 10'2

**Bedroom Two**

9'6 x 10'2

**Bedroom Three**

8'2 x 6'6

**Bathroom**

## **OUTSIDE**

**Rear Garden**

**Driveway**

## **COUNCIL TAX BAND C**

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



## Viewings

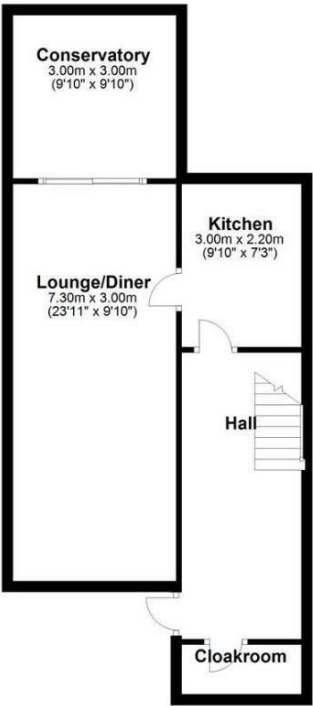
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

