

KE



16 The Horshams, Beltinge, Herne Bay, Kent, CT6 6PF

Offers In Excess Of £300,000

- Three Bedroom Semi Detached Family Home
- Chain Free Sale
- Garage To The Rear
- Quiet Cul de Sac Location in Desirable Village
- Potential for Development with Subject to Planning Permission Granted

16 The Horshams, Herne Bay CT6 6PF

3 1 1 C

Council Tax Band: C



GROUND FLOOR

Entrance Hallway

Double glazed entrance to front, radiator.

Cloakroom

Wash basin, low level WC, understairs storage with plumbing for washing machine.

Lounge

Double glazed bay window to front, radiator, fireplace and coal effect gas fire, television point.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer, four burner gas hob with extractor over, electric oven and grill, radiator, double glazed window overlooking the garden, double glazed door to garden.

FIRST FLOOR

Landing

Access to loft via ladder with gas combination boiler.

Bedroom One

Double glazed window to front, radiator, built in cupboard incorporating hot tank and immersion heater, television point.

Bedroom Two

Double glazed window to rear, radiator, built in cupboard.

Bedroom Three

Double glazed window to rear, radiator, built in cupboard.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, radiator.

OUTSIDE

Rear Garden

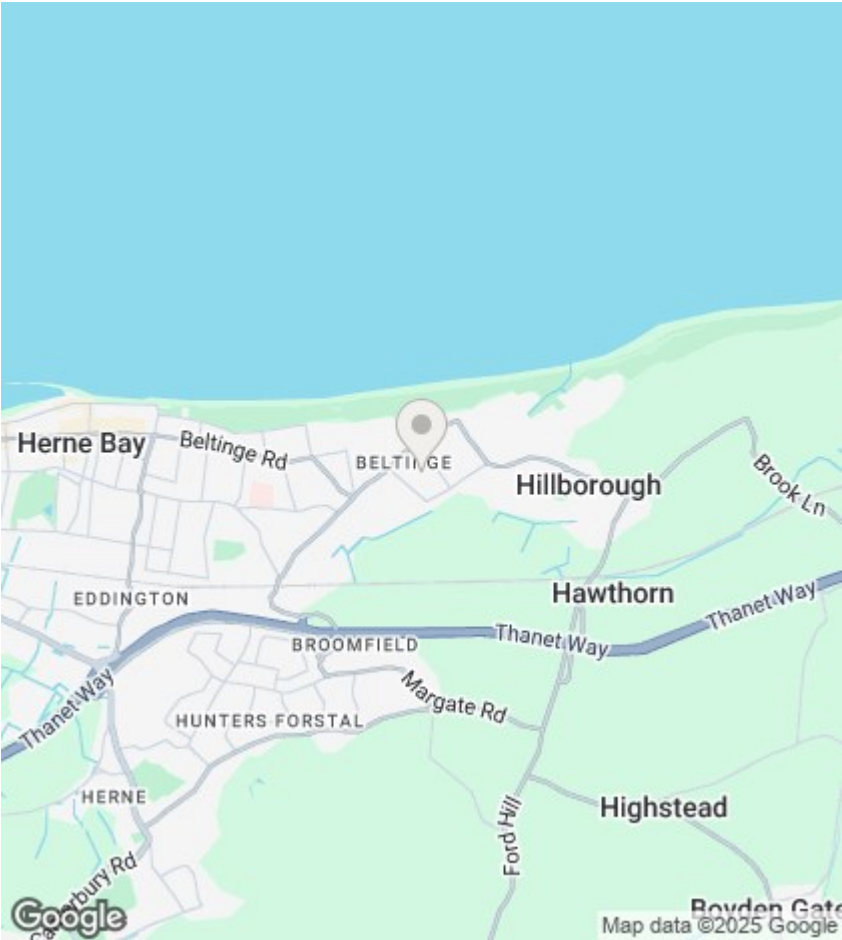
Secluded well established corner plot with hedging and shrubs, mainly laid to lawn, shingle and paved areas, raised flower beds, outside tap, fenced surround, access to front.

Driveway / Garage

Driveway to detached garage.

COUNCIL TAX BAND C

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




Viewings

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

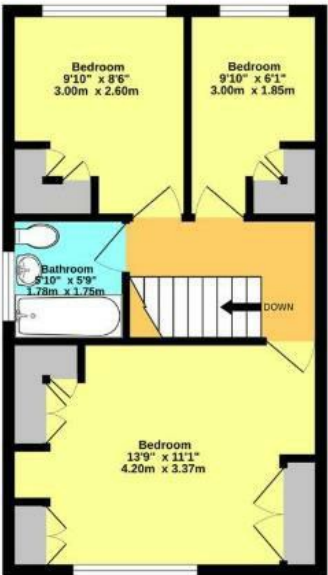
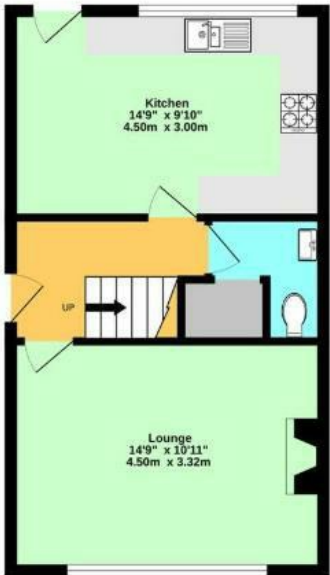
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 

Ground Floor

1st Floor



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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