



40 Daimler Avenue, Herne Bay, Kent, CT6 8AG



JUST ON MARKET ...CASH BUYERS ONLY.....POTENTIAL DEVELOPMENT SITELIGHT CONSTRUCTION DETACHED BUNGALOW NOW IN NEED OF EXTENSIVE REPAIRS BUT IDEAL FOR A NEW PROPERTY TO BE BUILT ON SUBJECT TO PLANNING CONSENT TOTAL FRONTAGE IS APPROX 50 FT WHICH IS PARTIALLY ANGLED BUT INCLUDES THE DRIVE WAYANY PROSPECTIVE PURCHASER MUST MAKE THEIR OWN ENQUIRIES TO CANTERBURY CITY COUNCIL PLEASE. OFFERS IN THE REGION OF £150,000 FREEHOLD NOT SUITABLE FOR MORTGAGE PURPOSES. #####OPEN HOUSE SATURDAY 16TH NOVEMBER #####

Offers In The Region Of £150,000 Freehold



Entrance Porch

Lounge

17'2 x 12'6 (5.23m x 3.81m)

Radiator. Power points.

Shower/WC

8' x 5'9 (2.44m x 1.75m)

Shower cubicle. Radiator. Pedestal wash handbasin. Low level WC suite.

Kitchen

10' x 7'10 (3.05m x 2.39m)

Power points. Rear porch. Double glazed door to garden. Walk-in store room with gas boiler for gas central heating and hot water.

Bedroom (off Lounge)

10' x 7'10 (3.05m x 2.39m)

Radiator. Power points.

Back Bedroom

7'10 x 7'9 (2.39m x 2.36m)

Radiator. Power points.

OUTSIDE

Detached Garage (needs attention)

12'9 x 8' (3.89m x 2.44m)

Car port in bad condition.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred.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.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



WILBEE & SON



01227 374010

property@wilbeeandson.co.uk

WILBEE & SON



01227 374010

property@wilbeeandson.co.uk