



20 Orchard Park Homes Reculver Road, Herne Bay, Kent, CT6 6NX



Vacant static home located in a popular residential private estate just on the border of Beltinge Village with bus route and local shops at hand. Features gas central heating, double glazing and off road parking. No dogs, cats or children. Age limit 55+.



**£185,000**



### Double glazed enclosed porch

Double glazed door to:-

### Kitchen

12'9 max x 9'2" (3.89m max x 2.79m)

Stainless steel sink unit. Recess for electric cooker. Gas combi boiler in cupboard. Power points. Base units and wall cupboards. Recess and plumbed for washing machine.

### Dining Room

10' x 8' (3.05m x 2.44m)

Door to garden. Power points. Opening to:-

### Lounge

19'4 x 11'7 (5.89m x 3.53m)

Wall lights. 2 radiators. Power points.

### Inner Hall

Cupboard.

### Bathroom & W.C.

6'8 x 5'7 (2.03m x 1.70m)

Panelled bath. Low level W.C. suite. Pedestal washbasin. Radiator.

### Bedroom

10'8 x 9'2 (3.25m x 2.79m)

Radiator. Power points. Fitted wardrobe.

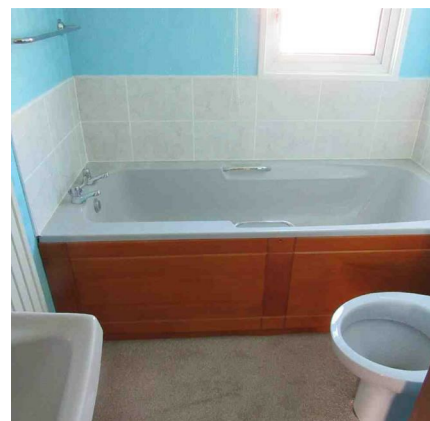
### Bedroom

9'10 x 7'6 (3.00m x 2.29m)

Radiator. Power points.

### Outside

Main side garden to lawn. Small lawned rear garden. Side entrance. Drive-in for car to front. Brick shed. External light. Hose tap.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	