



12 Lindridge Close, Herne Bay, Kent, CT6 7TD



Modern mid terrace house located in a popular residential area just on the edge of the village of Herne. Close to local store and bus route to Canterbury and Herne Bay. Offered with no forward chain. Gas central heating and double glazing. A garage is available and is located attached to No: 10 Lindridge Close.



£225,000 Freehold



Enclosed Entrance Porch

Double glazed front door. Sliding aluminium door to

Lounge

15' (including staircase) reducing to 8'5 x 22' (4.57m (including staircase) reducing to 2.57m x 6.)

Cupboard understairs. Television point. Power point. Sliding patio doors to

Sun Room

7'2 x 5'5 (2.18m x 1.65m)

Double glazed. Telephone point. Television point. 2 doors to garden.

Kitchen (off Lounge)

6'3 (max) x 10' (max) (1.91m (max) x 3.05m (max))

Stainless steel sink unit. Base units and wall cupboards. Power points. Warm air boiler for central heating and hot water.

Landing

Wall heater. Access to roof space. Airing cupboard with hot tank and immersion heater.

Bathroom/WC

6'6 x 5'6 (1.98m x 1.68m)

Coloured suite, panelled bath. Pedestal wash hand basin. Low level WC. Tiled walls.

Back Bedroom

8' x 9' (2.44m x 2.74m)

Fitted wardrobe and mirror door. Telephone point. Power points.

Front Bedroom

14' 10 (reducing to 11'9) x 10'7 (4.52m (reducing to 3.58m) x 3.23m)

Wall heater. Power points. Television point.

OUTSIDE

Small Rear Garden

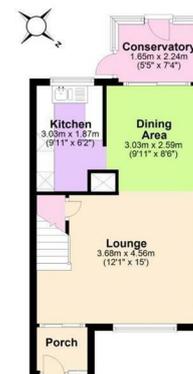
Lawned area. Shed. Pedestrian rear access to garage.

Garage

Seperate garage from property and driveway, attached to No: 10 Lindridge Close.



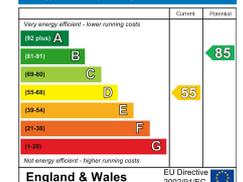
Ground Floor



First Floor



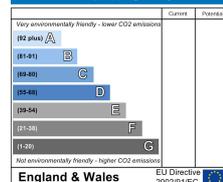
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC