W&B WOODWARD & BISHOPP

3 Nacholt Close, Whitstable
£425,000

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Key Features

- Exciting Potential
- Refurbishment Project
- Cul-De-Sac Position
- Secluded Gardens
- Garage & Drive
- Spacious Internals
- Great Location
- Chain Free

Description

This exciting enhancement project requires complete refurbishment, so offers the potential to create a lovely family home exactly to your taste. Set down the end of a cul-de-sac in a great spot with secluded rear and side gardens along with an attached garage and drive. Internally, we have spacious accommodation that could easily be reconfigured to suit your needs, as the internal walls are mainly of stud construction. Currently we have the entrance hall with cloakroom, large sitting room to the front with the kitchen and dining room opening onto the rear and side gardens, onto the first floor via the open plan staircase in the dining room, we have the large main bedroom at the front (with plenty of space to create an en-suite), two further good sized bedrooms overlooking the rear garden and the family bathroom. The ideal location gives easy access to both Whitstable and Tankerton centre's along with the main old and new Thanet Way access roads.

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Dimensions

Porch
1.60 m x 0.90 m (5'3" x 2'11")

Entrance Hall
3.95 m x 1.71 m (13'0" x 5'7")

Cloakroom
1.65 m x 0.86 m (5'5" x 2'10")

Sitting Room
5.72 m x 3.82 m (18'9" x 12'6")

Dining Room
3.72 m x 2.85 m (12'2" x 9'4")

Kitchen
2.84 m x 2.73 m (9'4" x 8'11")

First Floor Landing
2.78 m x 1.10 m (9'1" x 3'7")

Bedroom One
5.06 m x 3.97 m (16'7" x 13'0")

Bedroom Two
3.76 m x 3.00 m (12'4" x 9'10")

Bedroom Three
2.66 m x 2.46 m (8'9" x 8'1")

Bathroom
2.13 m x 1.68 m (7'0" x 5'6")

Front Garden
9.40 m x 6.90 m (30'10" x 22'8")

Side Garden
9.02 m x 6.20 m (29' x 20')

Rear Garden
13.57 m x 8.16 m (44' x 26')

Garage
5.23 m x 2.31 m (17'2" x 7'7")

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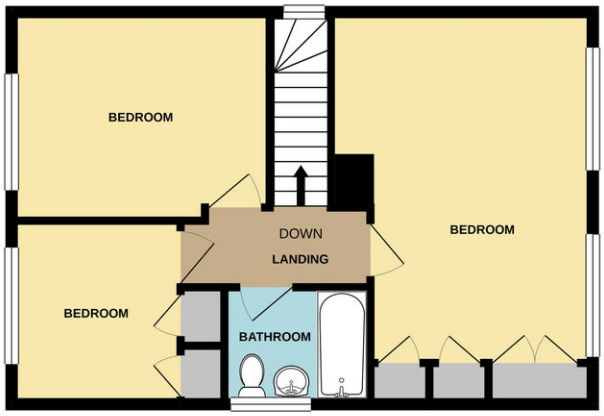
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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DISCLAIMER

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.