

HARVEY
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& WEST
ESTATE AGENTS



Norfolk Street, Whitstable, CT5

Attractive two bedroom period terrace house located on Norfolk Street with a private rear garden.

£240,000




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Norfolk Street, Whitstable

The coastal town of Whitstable famous for its native oysters is situated on the picturesque north Kent coast, just north of the city of Canterbury and less than 60 miles from central London. With its working harbour, colourful streets and thriving High Street Whitstable has a lot to offer both residents and holiday makers alike. Whitstable's main train line has fast and frequent links to both London St Pancras and London Victoria and well as Bus Links to Herne Bay and Canterbury.

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Harvey Richards & West are delighted to offer for sale this conveniently positioned, charming two bedroom terrace house located on Norfolk Street on the outskirts of Whitstable's very popular conservations area.

The house underwent a complete renovation in 2007/2008 which included a new fitted kitchen and bathroom. The property also benefits from being close to the town centre and is within easy access of Whitstable's train station which is perfect for commuters.

Modernised by the current owns the property offers two lovely receptions room on the ground floor as well as a good sized fitted kitchen to the rear of the property which provided access to the garden.

The first floor comprises of two double bedrooms both of which have period feature fireplaces and a large family bathroom with a bath and over head shower.

The rear garden is enclosed by a wooden fence and is gravelled keeping it low maintenance.

Reception 1 (12'0 x 10'8)

Reception 2 (10'11 x 10'2)

Kitchen (10'8 x 8'8)

Bedroom 1 (14'6 x 11'1)

Bedroom 2 (11'2 x 9'10)

Bathroom (12'3 x 8'9)

Tenure: Freehold

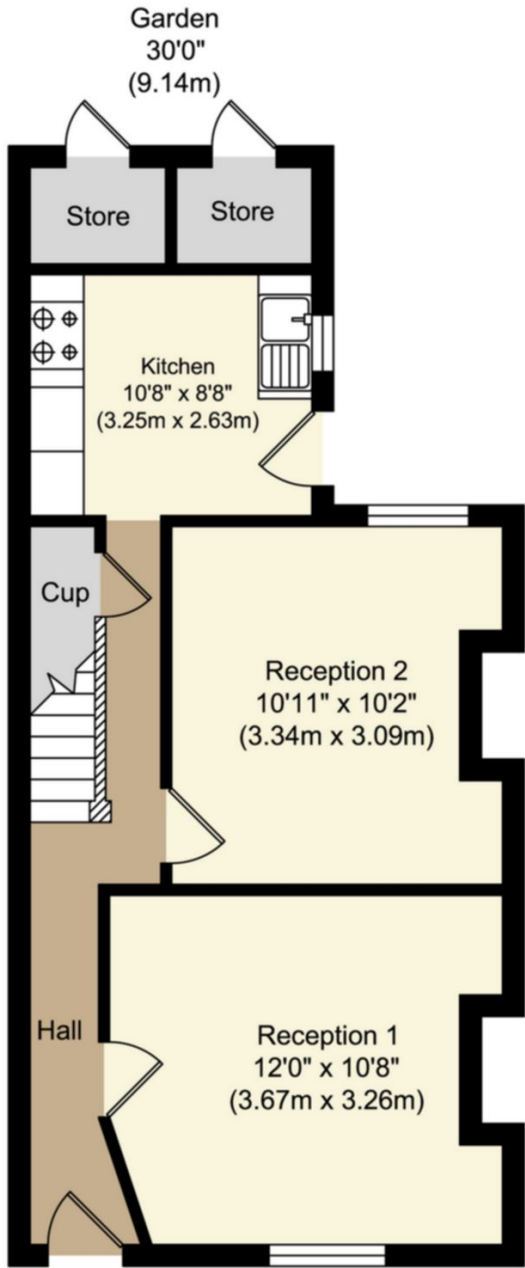
Council Tax: Band B £1151



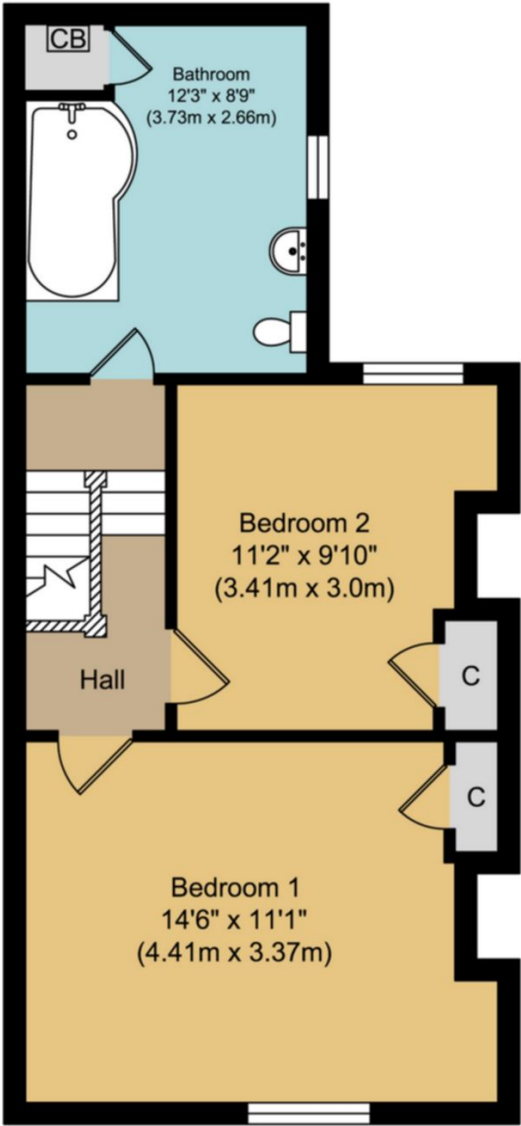




Floor Plan



Ground Floor
Approximate Floor Area
400.74 sq. ft.
(37.23 sq. m)



First Floor
Approximate Floor Area
412.79 sq. ft.
(38.35 sq. m)

TOTAL APPROX FLOOR AREA 813.53 SQ. FT. (AREA 75.58 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities 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.
www.hrwest.co.uk

Energy Performance Certificate



4, Norfolk Street, WHITSTABLE, CT5 4HB

Dwelling type: Mid-terrace house
Date of assessment: 02 December 2014
Date of certificate: 02 December 2014

Reference number: 0228-4947-7292-3704-4910
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,517
Over 3 years you could save	£ 900

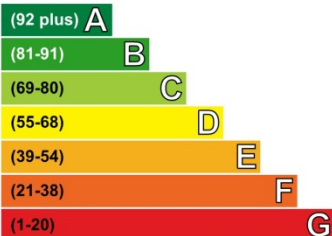
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 153 over 3 years	
Heating	£ 2,034 over 3 years	£ 1,260 over 3 years	
Hot Water	£ 285 over 3 years	£ 204 over 3 years	
Totals	£ 2,517	£ 1,617	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
63	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 84	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 471	✓
3 Floor insulation	£800 - £1,200	£ 87	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.