

HARVEY RICHARDS & WEST

ESTATE AGENTS



Gosselin Street, Whitstable, CT5

Recently been refurbished, three bed, detached bungalow located on Gosselin Street, Whitstable with off street parking for several cars and large rear garden which could lend itself to be a separate building plot (subject to planning).

£405,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Gosselin Street, Whitstable

Location:

Located not far from the town centre the property provides easy access on foot to Whitstable's amenities including the High Street with its good selection of shops, beaches, schools and harbour, approximately 1.2 miles away. The Duncan Downs are also only 0.2 miles away which is ideal for keen walkers or to take the dogs.

Harvey Richards and West are delighted to offer for sale this three bedroom Edwardian weather-boarded detached double fronted bungalow located close to Whitstable town centre. The property has been refurbished throughout and would make an ideal family home or investment opportunity.

The property comprises of an open plan kitchen/dining area with space for a washing machine, tumble dryer, fridge, freezer and a dish washer, stainless steel range cooker and access to the rear garden. The reception room/conservatory has part beamed part glass ceiling a wood burner and 180° view of the rear garden with stunning reclaimed French stutters. Three double bedrooms and a large loft that has to potential to be converted into to further rooms. Family bathroom which has a cast iron claw-foot bath, walk-in shower and beautiful antique basin and toilet

The rear garden stretches to 73' x 59' and already lays the footing for a home office or a similar build. There are various trees and shrubs enclosed in the very large garden.

4 off street parking spaces to the front

The current owner has had some drawings designed for a two bedroom dwelling at the rear of the garden with the side of the current property as access to the dwelling. All subject to planning approval.

Kitchen (10'0" x 8'2")

Diner (15'0" x 12'5")

Reception (15'7" x 12'7")

Conservatory (12'10" x 10'2")

Master Bedroom (12'9" x 12'6")

Bedroom 2 (12'9" x 12'5")

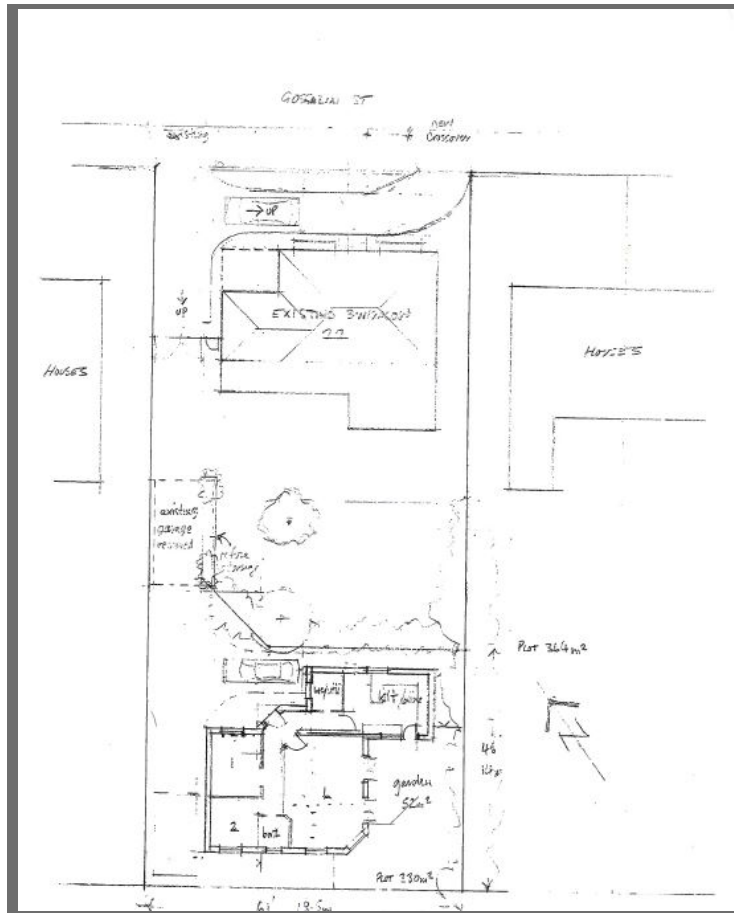
Bedroom 3 (12'6" x 9'5")

Bathroom (9'0" x 8'8")

Garden (73'0" x 59'0")

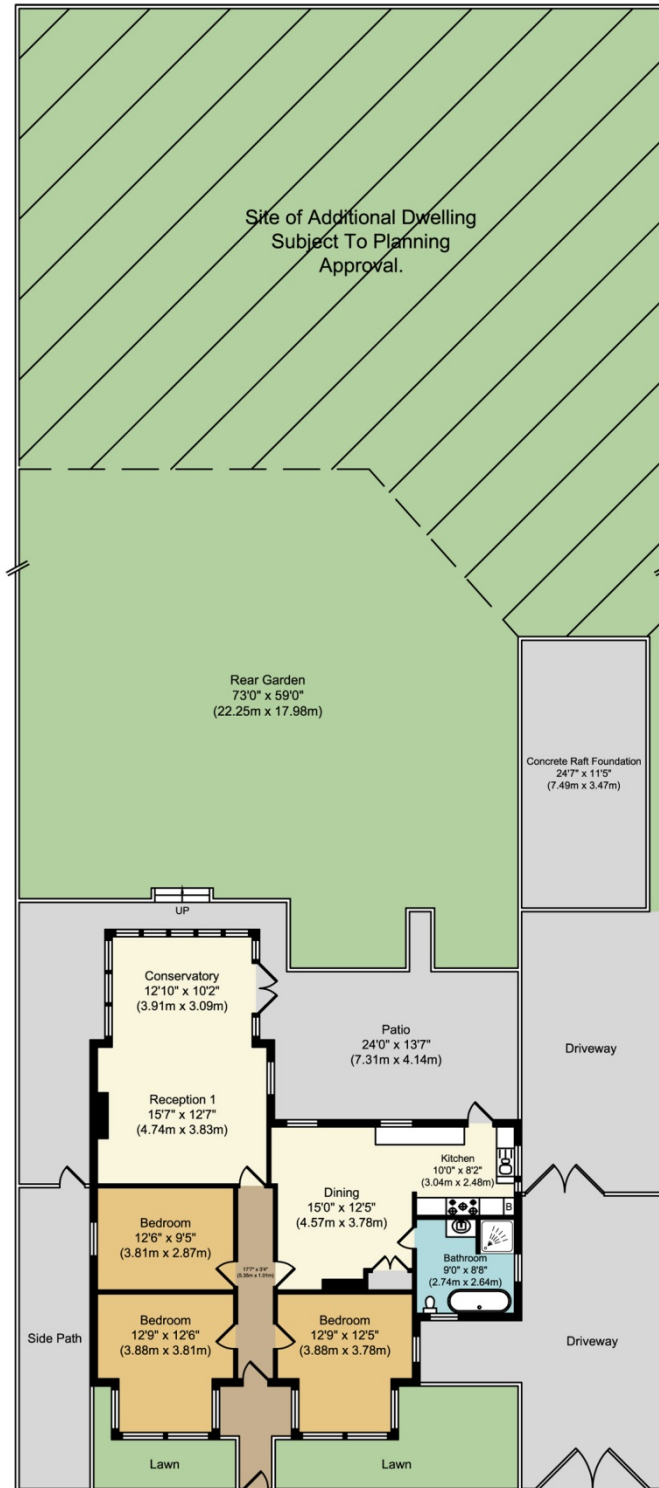
Council Tax Band: C

Tenure: Freehold





Floor Plan



Approximate Floor Area
1154.96 sq. ft.
(107.30 sq. m)

TOTAL APPROX FLOOR AREA 1154.96 SQ. FT. (AREA 107.30 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 responsibility is taken for any error, omission or misstatement. 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.brevel.co.uk

Energy Performance Certificate



22, Gosselin Street, WHITSTABLE, CT5 4LQ

Dwelling type: Detached bungalow
Date of assessment: 20 November 2015
Date of certificate: 20 November 2015

Reference number: 9138-2820-7997-9125-8855
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 m²

Use this document to:

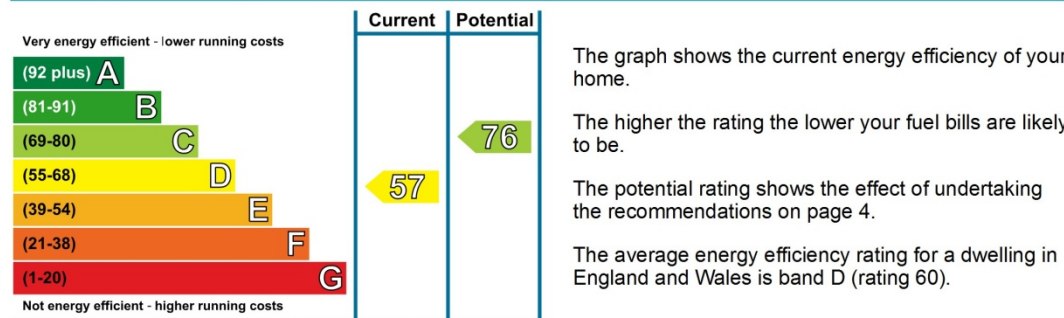
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,405
Over 3 years you could save	£ 852

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 189 over 3 years	
Heating	£ 2,820 over 3 years	£ 2,184 over 3 years	
Hot Water	£ 288 over 3 years	£ 180 over 3 years	
Totals	£ 3,405	£ 2,553	

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



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 Cavity wall insulation	£500 - £1,500	£ 234	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 90	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 102	✓

See page 4 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.