

HARVEY RICHARDS & WEST

ESTATE AGENTS



Granary Place, Gordon Road, CT5

Fantastic two bedroom mid terrace property located just outside Whitstable town centre with the added benefit of off street parking and a garage.

£305,000



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




Granary Place, Gordon Road

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

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Harvey Richards & West are delighted to offer for sale this fantastic two bedroom mid terrace property located on Gordon Road just outside Whitstable town centre. Fronting on to Canterbury Road and with the added benefit of both off street parking and a garage this great property is only a short stroll from Whitstable's main high-street with its array of independently run restaurants, cafes and boutiques.

The property is set back from the street behind a white picket fence and a pretty front garden. Once through the front door you enter in to a small hallway which all the downstairs rooms lead from. To the front of the property there is a handy downstairs W/C and a well equipped kitchen. To the rear of the property there is a large open plan living area with enough space for both a dining area and lounge. Full height French doors and a large window flood the room with light.

On the first floor there are two double bedrooms, both have large windows and are decorated in neutral colours. There is also a family bathroom on this floor which houses a shower, basin and W/C.

The rear garden is accessed via a set of French doors. This low maintenance space is paved in granite blocks and has a good size patio and a path leading to the garage. There is also a back gate which provides access to the private rear parking space.

Tenure: Freehold

Council Tax: Band C

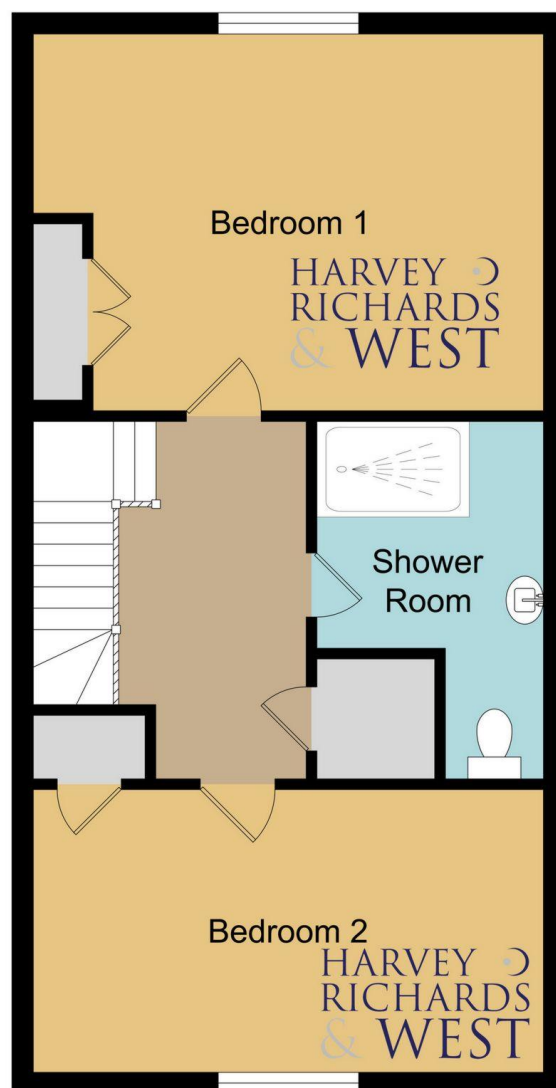








Ground Floor
Approximate Floor Area
532.70 sq. ft.
(49.49 sq. m)



First Floor
Approximate Floor Area
500.62 sq. ft.
(46.51 sq. m)

TOTAL APPROX FLOOR AREA 1033.33 SQ. FT. (AREA 96.00 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

2 Granary Place, Gordon Road, WHITSTABLE, CT5 4RW

Dwelling type: Mid-terrace house

Date of assessment: 30 June 2017

Date of certificate: 01 July 2017

Reference number: 0654-2820-7366-9673-7805

Type of assessment: RdSAP, existing dwelling

Total floor area: 67 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

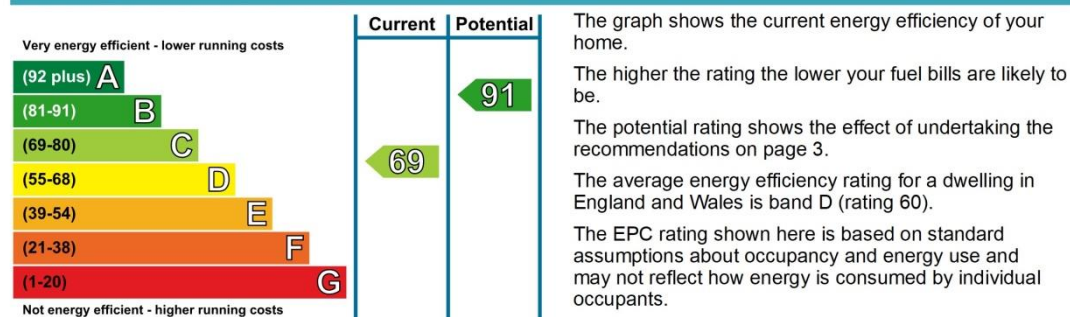
Estimated energy costs of dwelling for 3 years:	£ 1,791
Over 3 years you could save	£ 645

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 141 over 3 years	
Heating	£ 1,011 over 3 years	£ 801 over 3 years	
Hot Water	£ 525 over 3 years	£ 204 over 3 years	
Totals	£ 1,791	£ 1,146	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 63
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33
3 Low energy lighting for all fixed outlets	£40	£ 96

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.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.