

HARVEY RICHARDS & WEST ESTATE AGENTS



Warwick Road, Whitstable, CT5

Three bedroom end of terrace property located on Warwick Road in central Whitstable. Offered for sale chain free this property which is now in need of refurbishment also benefits from a double garage.

£380,000




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Warwick Road, Whitstable

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.



Harvey Richards & West are delighted to offer for sale this three bedroom end of terrace property located on Warwick Road in central Whitstable. Offered for sale chain free this property which is now in need of refurbishment also benefits from a double garage which could provide plenty storage or off-street parking which for a property so central is hard to come by.

Perfectly located just a stone's throw from both Whitstable's popular Harbour Street & High Street as well as being a short walk from the main line train station this is one not to be missed.

The house is set back from the street behind a small front garden. Once through the front door you enter into a hallway with plenty of room for shoes and coats. The two reception rooms are open plan and lead out to the garden through large patio doors. The kitchen which now needs updating has both base and wall units and a door to the rear garden. Subject to planning a rear extension could create a fantastic large kitchen/diner.

On the first floor there are three bedrooms and a family bathroom. Two of the bedrooms are doubles and the third is a good size single. The family bathroom is currently fitted with a three piece bathroom suite.

The rear garden is accessed via both a door in the kitchen and patio doors in the reception room as well as a side gate. Mostly laid to lawn, with established flower beds and a path leading to the garage this would be a lovely space to relax in the summer months. The double garage is found at the end of the garden and can be accessed via both a side door from the garden or through the garage doors from Albert Street.

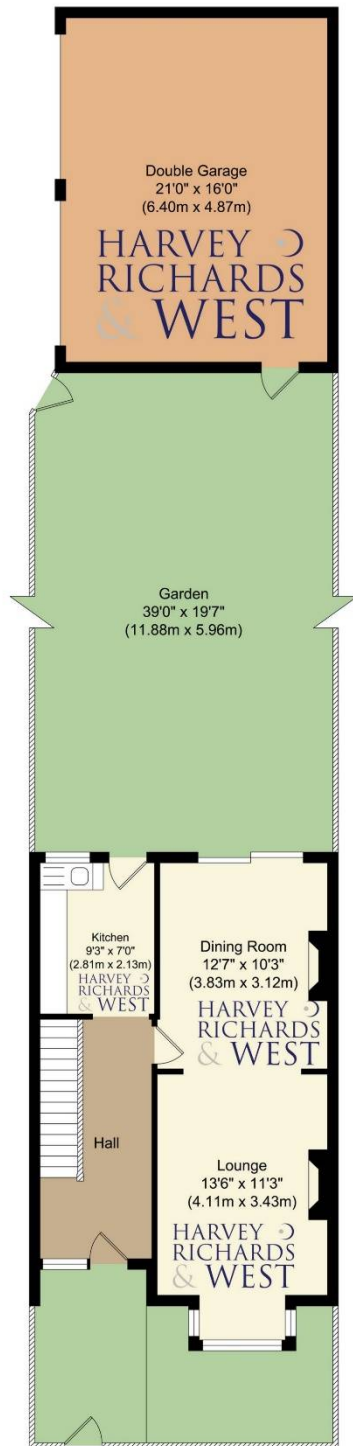
Tenure: Freehold

Council Tax: Band C

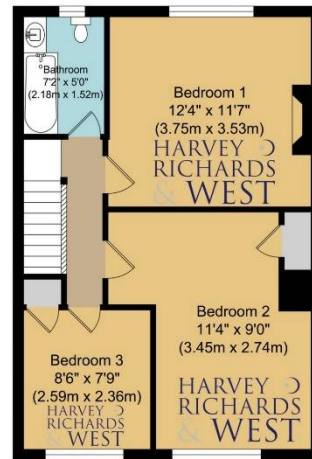








Ground Floor
 Approximate Floor Area
 796.85 sq. ft.
 (74.03 sq. m)



First Floor
 Approximate Floor Area
 462.95 sq. ft.
 (43.01 sq. m)

TOTAL APPROX FLOOR AREA 1259.80 SQ. FT. (AREA 117.04 SQ. M)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility 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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Energy performance certificate (EPC)

48 Warwick Road WHITSTABLE CT5 1HX	Energy rating D	Valid until: 31 August 2031 Certificate number: 4900-7295-0722-6007-3193
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Property type: End-terrace house

Total floor area: 79 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60