

HARVEY RICHARDS & WEST

ESTATE AGENTS



Swanfield Road, Whitstable, CT5

Three bedroom end of terrace cottage arranged over three floors and located on Swanfield Road with a spacious garden.

£350,000



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




Swanfield 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.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for this fantastic three storey three bedroom cottage tucked away in a quiet corner of Swanfield Road just outside Whitstable town centre. Previously extended this wonderful home positioned on a good sized plot is offered for sale chain free and is one not to be missed.

Once through the front door you enter in to the first of the receptions room which has a stunning cast iron fireplace and large sash window. From here you lead through to next reception room which opens on to the kitchen. The kitchen has been previous been extended creating a large bright room with plenty of space. The kitchen is currently fitted with base and wall units and a breakfast bar. The family bathroom is found at the end of the kitchen, this is fitted with a three piece bathroom suite and overhead shower.

Two bedroom are found on the first floor, the larger of the two is located at the front of the property with a large bay window flooding the room with light and the smaller is to the back overlooking the garden. The third bedroom is found on the second floor.

The rear garden is a great size and mostly paved with some mature trees and flowerbeds. There is also side access and two outbuildings.

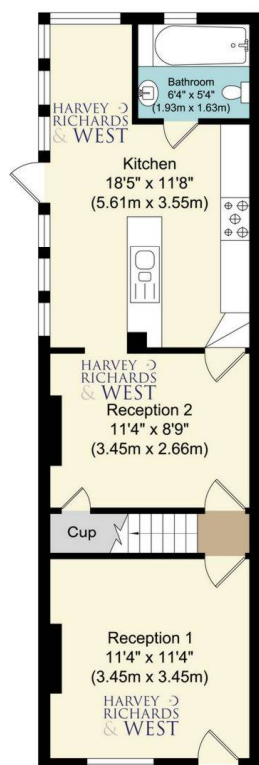
Tenure: Freehold
Council Tax: Band

For more information or to arrange viewing please call Harvey Richards & West.

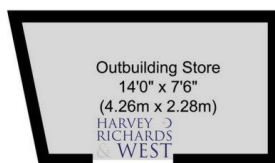








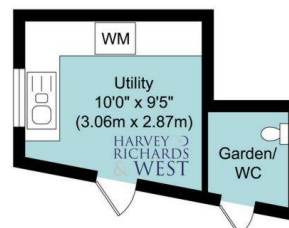
Ground Floor
Approximate Floor Area
472.75 sq. ft.
(43.92 sq. m)



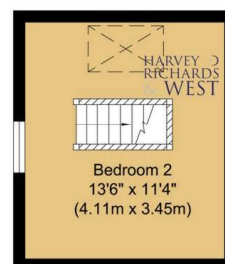
Store
Approximate Floor Area
98.81 sq. ft.
(9.18 sq. m)



First Floor
Approximate Floor Area
260.70 sq. ft.
(24.22 sq. m)



Utility/Garden WC
Approximate Floor Area
111.51 sq. ft.
(10.36 sq. m)



Second Floor
Approximate Floor Area
152.63 sq. ft.
(14.18 sq. m)

TOTAL APPROX FLOOR AREA 1096.41 SQ. FT. (AREA 101.86 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 (EPC)

3 Swanfield Road
WHITSTABLE
CT5 4HL

Energy rating

E

Valid until: **4 May 2032**

Certificate number: **5600-7054-0622-2109-3523**

Property type

End-terrace house

Total floor area

81 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 E. 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		81 B
69-80	C		
55-68	D		
39-54	E	53 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