

HARVEY   
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& WEST  
ESTATE AGENTS



**Woodlawn Street, Whitstable, CT5**

**Charming two bedroom mid terrace property located on the very popular  
Woodlawn Street.**

**£385,000**



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## Woodlawn Street, Whitstable

### Location

The seaside town of Whitstable is located on the 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 residence alike. The main line train station provides fast and frequent links to both London St Pancras & London Victoria as well as regular busses departing from numerous location throughout the town linking to Whitstable to the surrounding areas and beyond.

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 and West are delighted to offer for sale the charming mid terrace property located on the very popular Woodlawn Street in the heart of Whitstable's conservation area. Just a short stroll from all the local amenities on Whitstable's famous high street and less than 500ft from sea front this property is perfect for those looking for the ideal holiday home or to be centrally located.

Lovingly renovated by the current owners this stylish property retains many period features which add to the charm and character of the house. The ground floor consists of a beautifully refurbished open plan lounge/diner which benefits from a lovely wood burner and elegant paneled walls.

The kitchen is located to the rear of the property; it has a range of units with butchers block style work surfaces and a cooker with a stainless steel style chimney hood above.

On the first floor there are two bedrooms and a bathroom. The master bedroom is a double sized bedroom which benefits from sash windows to the front which lets in an abundance of light. The second bedroom has access to the bathroom which comprises a freestanding bath tub, pedestal wash basin and W/C.

The rear garden is accessed via the kitchen; part pebbled and part grass this garden is low maintenance. At the end of the garden there is a summer house and decked area which would be perfect for entertainment in the summer months.

Lounge/Diner (19'7 x 12'2)

Kitchen (15'1 x 5'3)

Bedroom 1 (12'8 x 10'2)

Bedroom 2 (10'1 x 10'0)

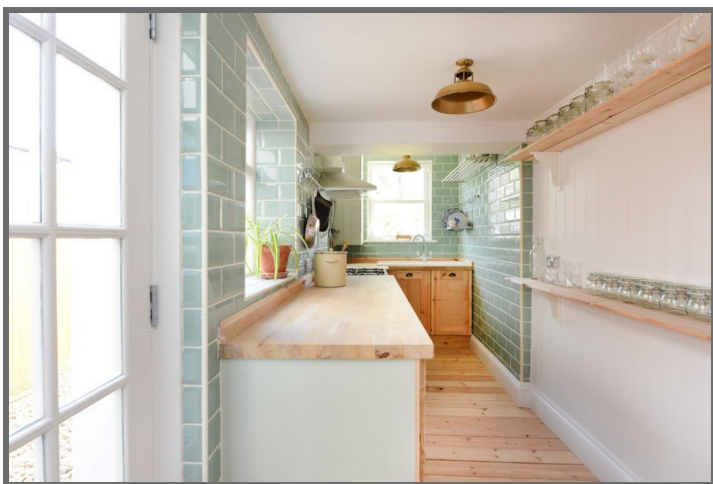
Bathroom (9'6 x 5'10)

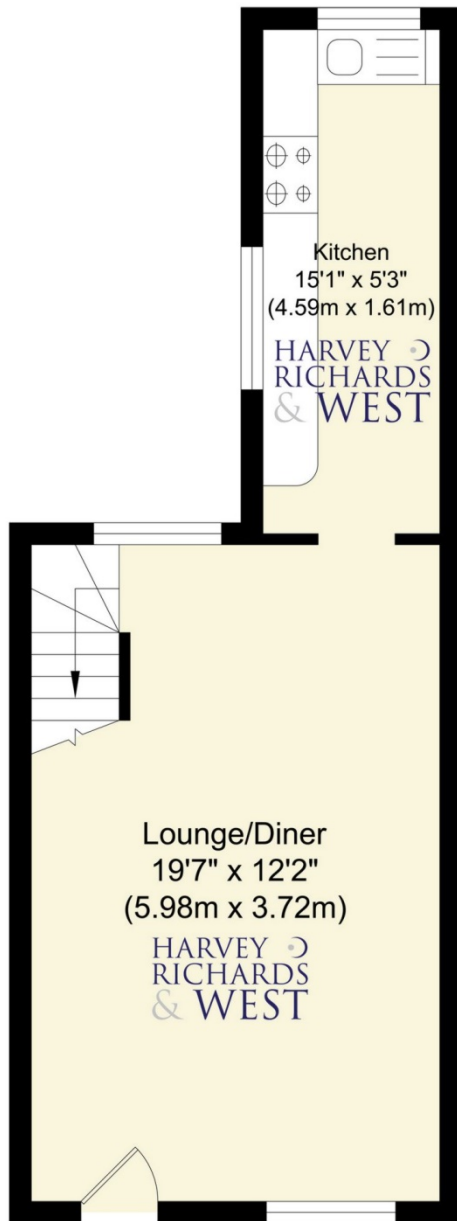
Tenure : Freehold

Council tax : Band B

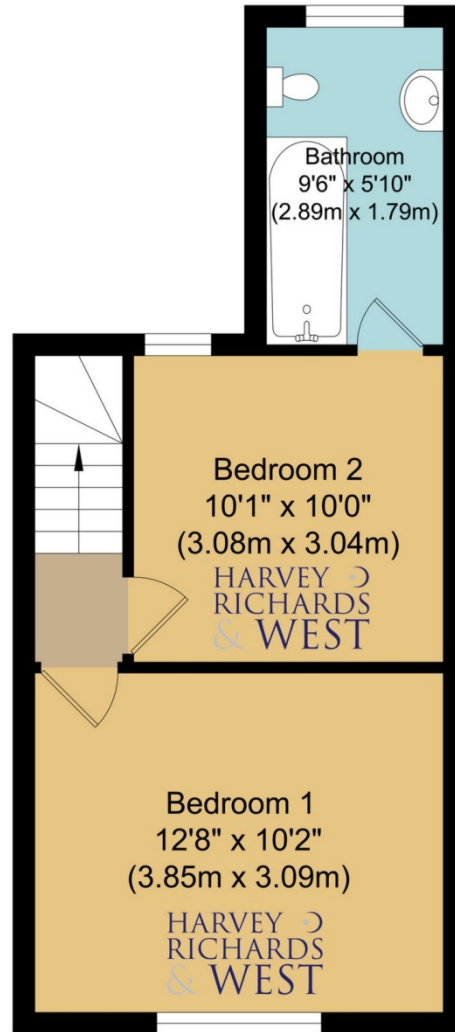








Ground Floor  
 Approximate Floor Area  
 334.00 sq. ft.  
 (31.00 sq. m)



First Floor  
 Approximate Floor Area  
 301.00 sq. ft.  
 (28.00 sq. m)

TOTAL APPROX FLOOR AREA 635.07 SQ. FT. (AREA 59.00 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

36, Woodlawn Street, WHITSTABLE, CT5 1HQ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 19 May 2016  
**Date of certificate:** 26 May 2016


**Reference number:** 0465-2841-6551-9796-8761  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 58 m<sup>2</sup>

### 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

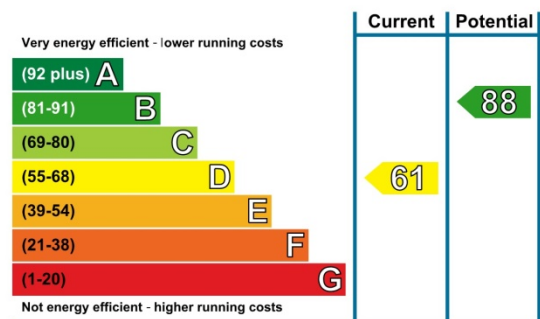
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,175</b>
<b>Over 3 years you could save</b>	<b>£ 873</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 120 over 3 years	
Heating	£ 1,674 over 3 years	£ 1,041 over 3 years	
Hot Water	£ 318 over 3 years	£ 141 over 3 years	
<b>Totals</b>	<b>£ 2,175</b>	<b>£ 1,302</b>	

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



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### 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	£ 225	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 66	
3 Draught proofing	£80 - £120	£ 33	

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](http://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.