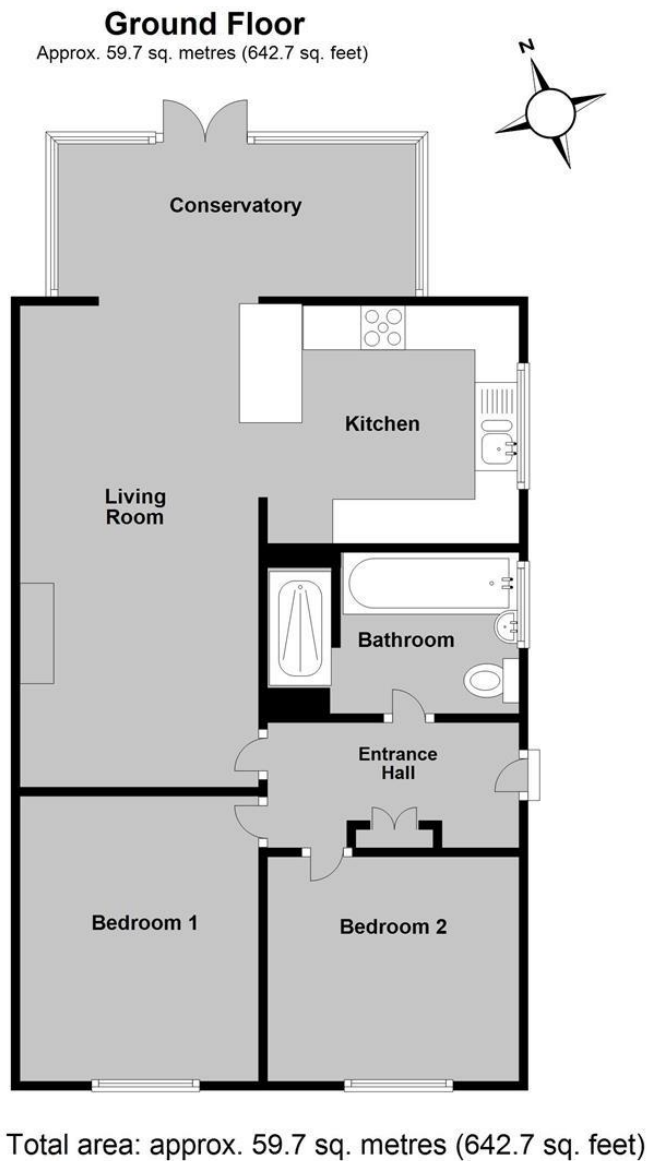




# Kimber Estates



51 Woodrow Chase, Herne Bay, Kent, CT6 7JL

£325,000 Freehold

Kimber Estates are delighted to offer this attractive two bedroom bungalow to the market. Located in the sought after village of Herne with local shop, church and primary school, this well cared for semi detached bungalow is within easy reach of bus routes to Herne Bay, Canterbury and motorway links to London and the South coast. Once inside the property comprises; entrance hall, modern bathroom, two good size bedrooms, living room, kitchen and conservatory. Outside the rear garden is AstroTurf and laid to lawn. The property also benefits from having a driveway for several vehicles.





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### Ground Floor

#### Entrance Hall

Entrance door to side, storage cupboard.

#### Bedroom One

12' 0" x 9' 3" (3.66m x 2.82m) Double glazed window to front, radiator.

#### Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m) Double glazed window to front, radiator.

#### Living Room

17' 10" x 9' 3" (5.44m x 2.82m) Radiator, opening to:

#### Kitchen

9' 6" x 9' 1" (2.90m x 2.77m) Matching wall and base units, one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, electric oven, double glazed window to side.

#### Conservatory

13' 10" x 6' 11" (4.22m x 2.11m) Double glazed surround, patio doors to rear leading to the garden.

#### Bathroom

8' 5" x 6' 0" (2.57m x 1.83m) Panelled bath, wash hand basin, low level WC, tiled walls, tiled flooring, double glazed frosted window to side.

#### Outside

##### Rear Garden

50' 0" x 27' 0" (15.24m x 8.23m) AstroTurf, flowering borders, side access.

##### Front Garden

Driveway providing off road parking for several vehicles.

#### Council Tax Band C

#### NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	