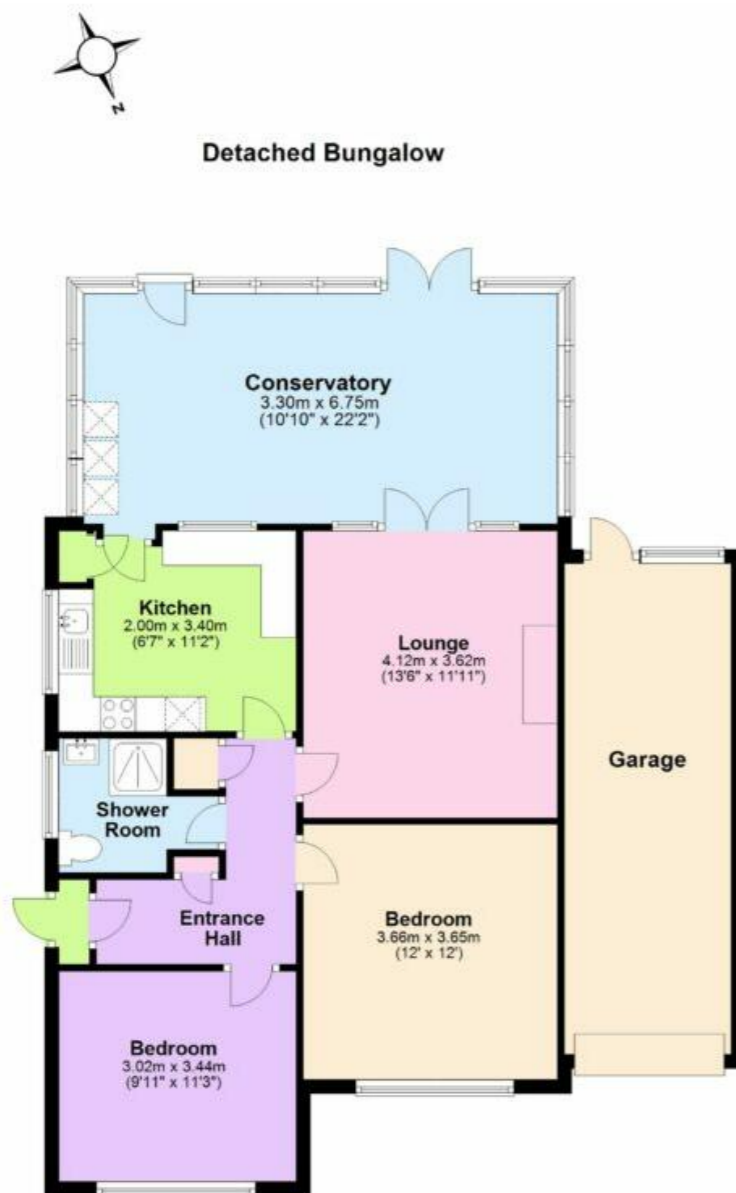




Kimber Estates



12 Oaks Avenue, Herne Bay, Kent, CT6 7PS

Offers in Excess of £375,000 Freehold

Perfectly situated in quiet cul de sac location in a desirable part of Greenhill, Kimber Estates are excited to present this two bedroom detached bungalow on a good size plot. The property has been tastefully decorated offering a lounge leading to a double glazed conservatory, fully fitted kitchen, shower room and two bedrooms. Access to the rear garden is via the conservatory offering plenty for the keen gardener with a couple of sheds and aviaries. A blocked driveway to the front gives access to an attached garage providing plenty of parking and storage space plus an extended office space off of the garage giving more accommodation. This bungalow is well located within a popular residential area of Herne Bay and provides easy access to local schools, shops and transport links as well as quick access into both Herne Bay and Whitstable.



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GROUND FLOOR

Entrance Hallway

Double glazed entrance door, radiator, two storage cupboards one housing boiler, loft hatch.

Bedroom One

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

Bedroom Two

9' 11" x 11' 3" (3.02m x 3.43m)
Double glazed window to front, radiator.

Lounge

13' 6" x 11' 11" (4.11m x 3.63m) Double glazed double doors into conservatory, radiator, fireplace with gas fire.

Kitchen

6' 7" x 11' 0" (2.01m x 3.35m) Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled back above, stainless steel sink and drainer unit, eye level oven and grill, four burner induction hob with extractor fan over, integrated fridge/freezer, double glazed windows to side and rear, vertical radiator, double glazed door leading to conservatory.

Shower Room

Fitted shower suite with corner shower cubicle, low level WC, wash hand basin, double glazed frosted window to side.

Conservatory

10' 10" x 22' 2" (3.30m x 6.76m)
Double glazed surround, space and plumbing for washing machine and tumble dryer, door leading to garden.

OUTSIDE

Rear Garden

Beautifully landscaped rear garden mainly laid to lawn with mature shrubs and flowering borders, paved patio area, fish pond, garden shed, two aviary's, greenhouse, fenced surround and access to front.

Front Garden/Driveway

Pebbled frontage with flowering borders and block paved driveway with space for several vehicles.

Store Room/Garage

The garage has been divided to create a useful storage room which could be used as an office and to the front the garage has enough space for a vehicle and offers power and lighting, roll top electric door to front.

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

COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	