



Main area: Approx. 65.7 sq. metres (707.7 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.6 sq. feet)

12 Cornwallis Avenue, Herne Bay



12 Cornwallis Avenue, Herne Bay, Kent, CT6 6UQ

£369,950 Freehold

Located on 'The Pines' development, this two bedroom link detached bungalow is perfectly located in the pretty village of Beltinge which offers excellent nearby road links to London and The Cathedral City of Canterbury whilst Herne Bay town with it's array of boutique restaurants and idyllic promenade is just half a mile away. A lovely modern bungalow which offers spacious rooms throughout, the layout starts with a porch leading to a shower room, two good size bedrooms, kitchen, lounge and conservatory leading to a delightful, sunny rear garden plus off road parking via the drive and garage. An internal viewing comes highly recommended.

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Ground Floor

Entrance Porch

Double glazed front door, door to.

Hallway

cupboard, radiator.

Lounge

19' 3" x 10' 3" (5.87m x 3.12m) Double glazed window to front, radiator, double glazed sliding doors to conservatory.

Conservatory

6' 4" x 10' 9" (1.93m x 3.28m) Double glazed windows all round, double glazed door to garden.

Kitchen

7' 7" x 8' 2" (2.31m x 2.49m) Double glazed window to front, stainless steel sink and drainer unit, matching wall and base units, gas hob, tiled splash back, electric cooker, space for washing machine, space for fridge, boiler.

Bedroom One

11' 1" x 10' 5" (3.38m x 3.17m) Double glazed window to rear, radiator.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m) Double glazed window to rear, radiator.

Shower Room

Double glazed window to front, radiator, wash hand basin, low level WC, walk in shower.

Outside

Rear Garden

Side access, laid to lawn, fence surround, patio area.

Garage

Up and over door, power and light.

Council Tax Band D

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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	