



34 Albany Drive, Herne Bay, Kent, CT6 8PT

£385,000 Freehold

This two bedroom detached bungalow, ideally situated in a convenient central location within easy reach of the mainline train station, seafront and Herne Bay town centre shops and other local amenities. Being offered with no onward chain so an internal viewing comes highly recommended. Internally the bungalow benefits from having been recently decorated plus new carpets throughout. The layout comprises of entrance hallway, lounge, kitchen, two double bedrooms, shower room and double glazed conservatory. Outside the property is surrounded by gardens to both the front and rear, all astro turfed to create a low maintenance oasis that can be enjoyed all year round. Additionally there is a detached garage to the side of the property and plenty of off street parking. Ideal for retirement or a small family, we would urge serious potential buyers to make a hasty enquiry.

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Ground Floor

Entrance Hall

Double glazed front entrance door, radiator, storage cupboard, loft hatch with fitted ladder and fitted light.

Kitchen

Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, washing machine, dishwasher, fridge & freezer all included, tiled flooring, Potterton gas boiler (we understand has been serviced with all new parts, fan & pcb board in 2023), double glazed window to side.

Lounge

Double glazed doors to rear leading to conservatory, radiator.

Shower Room

Shower cubicle, wash hand basin set in vanity unit, low level WC, radiator, partially tiled walls, double glazed frosted window to side.

Conservatory

Double glazed doors to rear leading to the garden, double glazed windows to side and rear, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Outside

Rear Garden

Mainly laid to lawn, patio area, flowering borders, side access.

Front Garden

Enclosed frontage, AstroTurf, block paved driveway providing off road parking.

Detached Garage

Up and over door to front, door and window to rear.

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		88
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	