

46 Cherry Gardens, Herne Bay, Kent, CT6 5QZ

## Offers in Excess of £425,000 Freehold

Well presented two bedroom detached bungalow with plenty of off street parking. Located in a highly desirable cul-de-sac in coastal Herne Bay, only a five minute walk from nearby shops, attractive seafront, GP surgery and all local amenities, as well as being close to the mainline train station and offering excellent road links into Whitstable, Canterbury City and beyond. The bungalow is ready to move into and comprises; generous entrance hall, two good size bedrooms, modern bathroom, kitchen and spacious open plan dining room leading to the lounge. Outside is a sunny rear garden plus benefiting from plenty of parking and a garage.



Well presented two bedroom detached bungalow with plenty of off street parking. Located in a highly desirable cul-de-sac in coastal Herne Bay, only a five minute walk from nearby shops, attractive seafront, GP surgery and all local amenities, as well as being close to the mainline train station and offering excellent road links into Whitstable, Canterbury City and beyond. The bungalow is ready to move into and comprises; generous entrance hall, two good size bedrooms, modern bathroom, kitchen and spacious open plan dining room leading to the lounge. Outside is a sunny rear garden plus benefiting from plenty of parking and a garage.

## Ground Floor

### Entrance Porch

Double glazed front entrance door.

### Entrance Hall

Built in storage cupboard, radiator, loft access.

### Lounge

13' 8" x 11' 10" (4.17m x 3.61m) Double glazed windows to side and rear, double glazed door to rear leading to garden, radiator, solid fuel fire, opening to:

### Dining Room

13' 1" x 11' 0" (3.99m x 3.35m) Double glazed window to side, radiator.

### Kitchen

8' 7" x 7' 11" (2.62m x 2.41m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric hob with extractor canopy over, electric oven, integrated dishwasher, integrated washing machine, space for fridge, built in storage cupboard, double glazed window to rear.

### Bedroom One

17' 1" x 12' 0" (5.21m x 3.66m) Double glazed windows to front and side, two radiators.

### Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m) Double glazed window to front, radiator.

## Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, double glazed frosted window to side, tiled flooring, extractor fan.

## Outside

### Rear Garden

Mainly laid to lawn, patio area, mature trees and shrubs, side access, shed, outside tap.

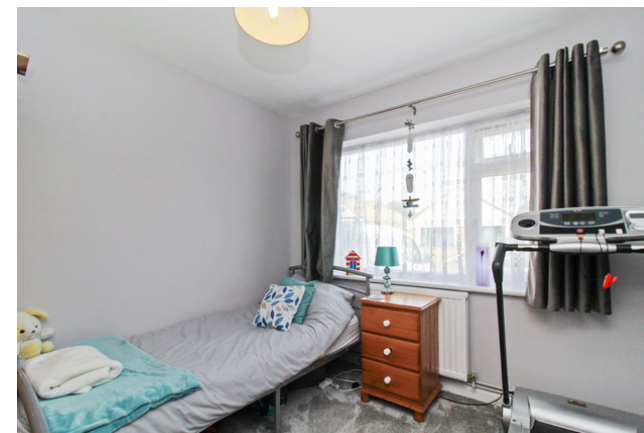
### Front Garden

Open plan frontage, driveway providing off road parking for several vehicles, side access.

## 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		86
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	