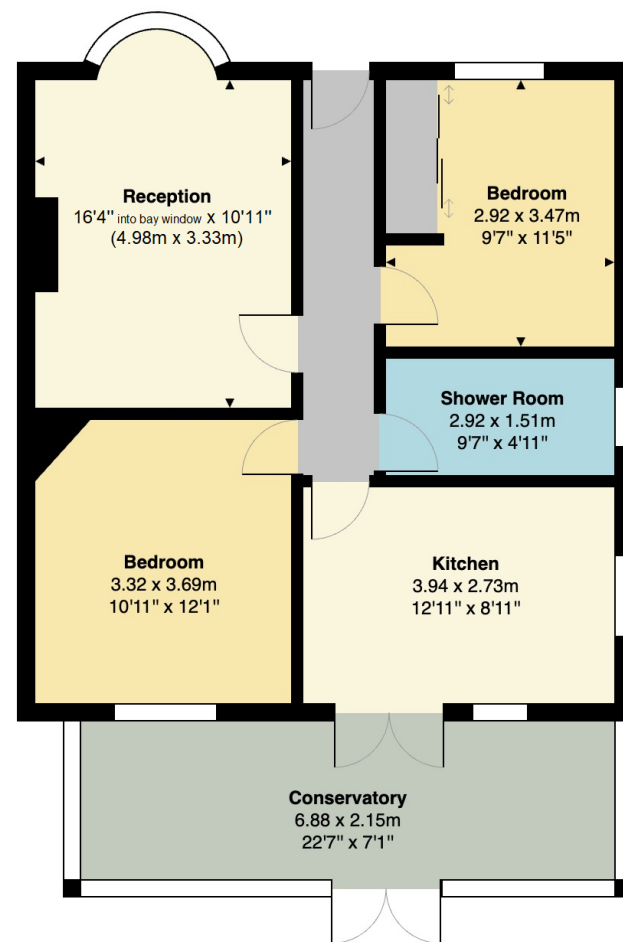




Kimber Estates



Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only



11 Albany Drive, Herne Bay, Kent, CT6 8PR

£320,000 Freehold

Perfectly situated for Herne Bay town centre, the sea front, railway station and bus routes into neighbouring Whitstable town and the Cathedral City of Canterbury, also within walking distance to the local supermarket and GP Surgery, this pretty semi-detached bungalow is well placed for everything. This particular property is well presented throughout and offers a pleasant layout. There are two bedrooms, the current owner uses one as an additional sitting room, alongside the lovely lounge. Additionally the property comprises a shower room and kitchen/breakfast room leading to the conservatory. There is a sunny rear garden plus ample driveway providing off road parking. The owner has advised that the loft is big enough to convert (subject to planning permission).



Ground Floor

Reception Hall

Double glazed front entrance door, radiator.

Reception Room

16' 4" into bay window x 10' 11" (4.98m x 3.33m) Double glazed bay window to front, radiator, feature fireplace.

Bedroom Two

9' 7" x 11' 5" (2.92m x 3.48m) Double glazed window to front, fitted wardrobe, radiator.

Bedroom One (currently used as second sitting room)

10' 11" x 12' 1" (3.33m x 3.68m) Double glazed window to rear, radiator.

Kitchen

12' 11" x 8' 11" (3.94m x 2.72m) Matching wall and base units with work surfaces over and tiled splash backs, sink and drainer unit, four gas burner hob with extractor fan over, fitted eye level oven and grill, radiator, double glazed windows to side and rear, doors to rear leading to:

Conservatory

22' 7" x 7' 1" (6.88m x 2.16m) Double glazed windows and double doors to rear leading to the garden.

Bathroom

9' 7" x 4' 11" (2.92m x 1.50m) Shower, low level WC, pedestal wash hand basin, partially tiled walls, tiled flooring, radiator, double glazed frosted window to side, loft hatch providing access to loft and gas combination boiler (three years old in January 2025 with 10 year guarantee).

Outside

Front Garden

Area of enclosed frontage, established shrubs, driveway providing off road parking.

Rear Garden

Mainly laid to lawn, mature trees and shrubs, patio area, greenhouse, shed.

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	