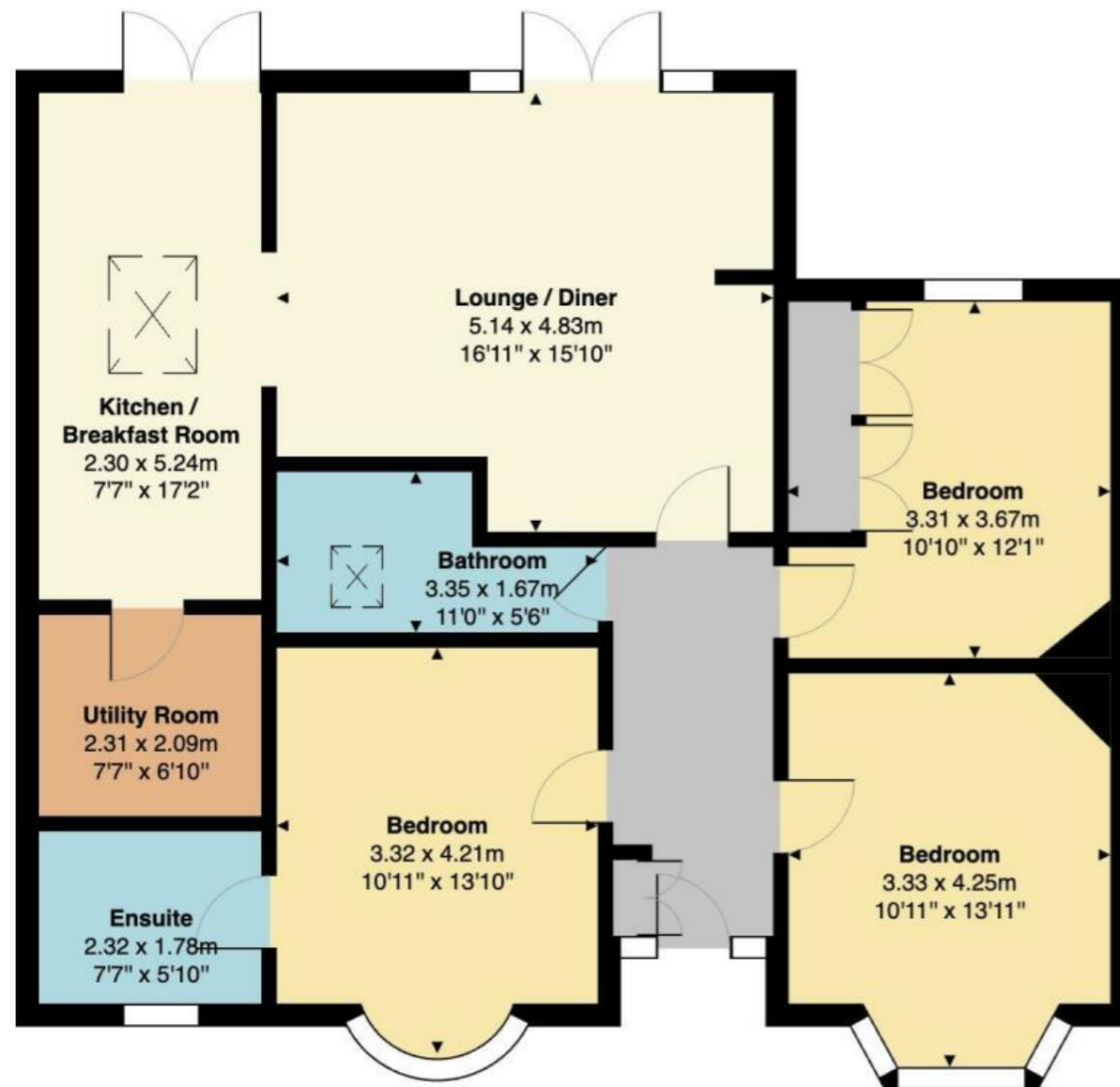




Kimber Estates



73 Central Avenue, Herne Bay, Kent, CT6 8RU

£525,000 Freehold

Welcome to this immaculate three-bedroom bungalow, perfectly situated in a highly sought-after location on Central Avenue. Just a short stroll from the beautiful seafront and within easy reach of Herne Bay town centre, this property offers convenience with local shops, amenities and the mainline station all nearby. The current owners have maintained the property to a high standard. Upon entering you are greeted by a welcoming entrance hall that leads to a spacious layout comprising a generous bedroom featuring an en-suite bathroom for added privacy and comfort. There are two further double bedrooms and modern family bathroom. The bright and airy lounge/diner leads to the modern fitted kitchen and utility room. Outside the property boasts an attractive rear garden and driveway to the front offering off road parking. With excellent road and rail links to London, the Cathedral City of Canterbury and charming town of Whitstable. Don't miss the opportunity to make this stunning bungalow your new home. Contact us today to arrange a viewing!

Ground Floor**Entrance Hall**

Double glazed front entrance door, loft hatch, radiator.

Bedroom One

10' 11" x 13' 10" (3.33m x 4.22m) Double glazed bay window to front, fitted wardrobes, door to:

En-Suite

7' 7" x 5' 10" (2.31m x 1.78m) Walk in shower, wash hand basin set in vanity unit, low level WC, tiled walls, tiled flooring, double glazed frosted window to front.

Bedroom Two

10' 11" x 13' 11" (3.33m x 4.24m) Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Three

10' 10" x 12' 1" (3.30m x 3.68m) Double glazed window to rear, radiator.

Bathroom

11' 0" x 5' 6" (3.35m x 1.68m) Panelled bath with shower over, low level WC, wash hand basin set in vanity unit, skylight window, partially tiled walls, tiled flooring.

Lounge/Diner

16' 11" x 15' 10" (5.16m x 4.83m) Double glazed doors to rear leading to the garden, opening to:

Kitchen/Breakfast Room

7' 7" x 17' 2" (2.31m x 5.23m) Modern fitted kitchen comprising of matching wall and base units with complimentary work surfaces over and tiled splash backs, inset sink, electric hob, double oven, integral fridge freezer, integral dishwasher, double glazed doors to rear leading to the garden, skylight window, upright column radiator, door to:

Utility Room

7' 7" x 6' 10" (2.31m x 2.08m) Matching wall and base units with work surfaces over, tiled splash backs, space for washing machine and tumble dryer.

Outside**Rear Garden**

Sunny rear garden, mainly laid to lawn, paved patio area, established shrubs, summerhouse.

Front Garden

Open plan frontage, driveway providing off road parking.

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		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	