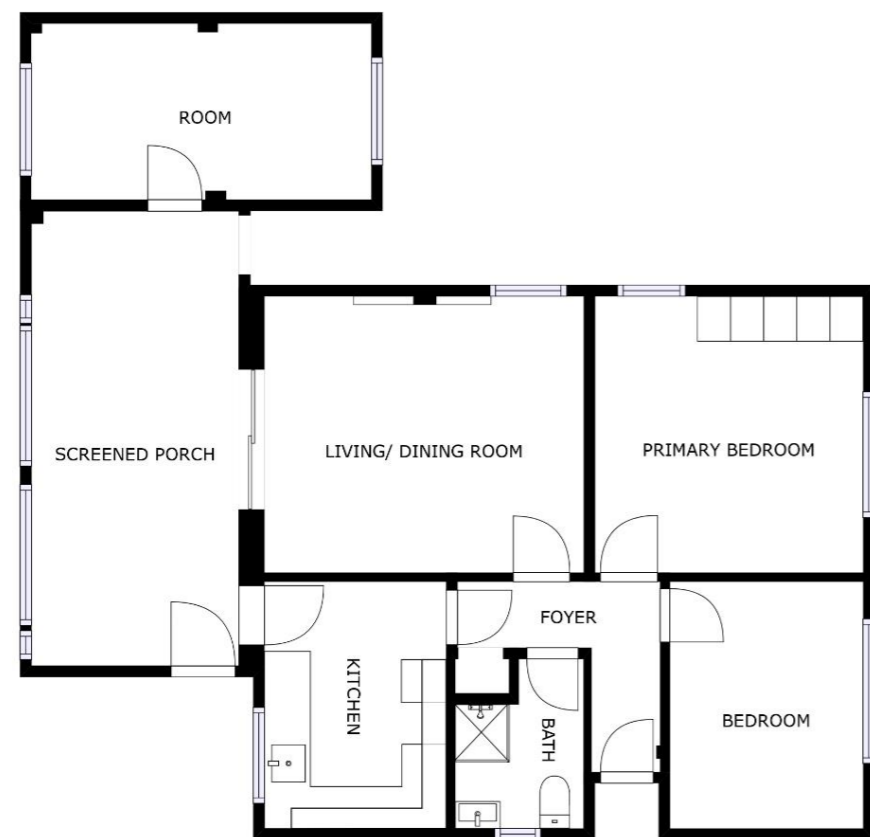




Kimber Estates



GROSS INTERNAL AREA
FLOOR 1: 724 sq. ft, 67 m², EXCLUDED AREAS:
PORCH: 183 sq. ft, 17 m²
TOTAL: 724 sq. ft, 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



60 Mayfield Road, Heme Bay, Kent, CT6 6EL

£310,000 Freehold

This detached bungalow is set back from the road and offers nicely set out accommodation with two bedrooms, lounge, kitchen, bathroom, leading to a large sun room and a converted garage. Externally there is a decent size garden which offers a sunny aspect. Ideally located with an excellent bus service into coastal Heme Bay town, which is just a 15 minute walk, neighbouring Whitstable town and The Cathedral City of Canterbury plus a cluster of shops within strolling distance. The property offers scope and potential to extend (subject to the relevant planning permissions being granted) with some cosmetic updating required but with NO CHAIN ahead so arrange to view today.



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Council Tax Band C

NB

At the time of advertising, these are draft particulars awaiting approval from our seller.

Ground Floor

Porch

Double glazed front door.

Kitchen

2.41m x 3.28m (7' 11" x 10' 9") stainless steel sink and drainer unit, cupboard under, space for cooker boiler, double glazed window to side and door to garden.

Lounge

3.67m x 4.24m (12' 0" x 13' 11") Double glazed sliding doors to rear, double glazed window to side.

Shower Room

1.68m x 2.25m (5' 6" x 7' 5") Double glazed window to side, shower, pedestal wash hand basin, low level WC, radiator.

Bedroom One

3.6m x 3.63m (11' 10" x 11' 11") Double glazed window to front and side.

Bedroom Two

2.55m x 3.3m (8' 4" x 10' 10") Double glazed window to front.

Office

2.37m x 4.46m (7' 9" x 14' 8") Double glazed window to front and rear.

Conservatory

2.86m x 6.04m (9' 5" x 19' 10")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	