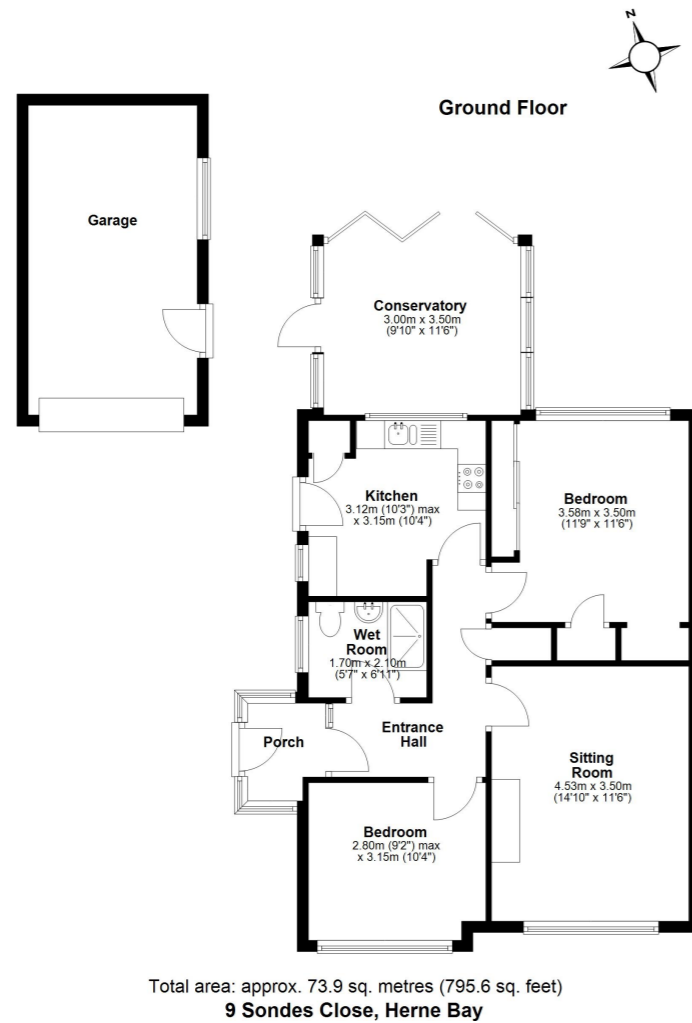




Kimber Estates



9 Sondes Close, Heme Bay, Kent, CT6 7DQ

£325,000 Freehold

Kimber Estates are excited to bring to the market this lovely two bedroom semi-detached bungalow, tucked away in the corner of a quiet cul-de-sac. The layout of this property flows well with a nice reception hall, two double bedrooms, a good size lounge/diner, modern kitchen, wet room plus the conservatory which overlooks the pretty landscaped garden. Located in the idyllic village of Heme with excellent nearby links into The Cathedral City of Canterbury, coastal Heme Bay and neighbouring Whitstable town. There is a highly regarded school nearby, cluster of shops, a historic church and even a micro pub. Set back from the road by a long driveway which leads to the detached garage, an internal viewing comes highly recommended.



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Ground Floor

Entrance Porch

Double glazed front entrance door, double glazed windows to front and side, door to:

Entrance Hall

Kitchen

10' 3" x 10' 4" (3.12m x 3.15m) Newly fitted kitchen in white high gloss, one and a half bowl ceramic sink, double glazed window to rear, space for cooker with extractor for oven, built in cupboard housing gas boiler, double glazed window to side, laminate flooring, fridge and separate freezer, double glazed door to side, double glazed window to side.

Lounge

14' 10" x 11' 6" (4.52m x 3.51m) Double glazed window to front, radiator, television point, fitted gas fireplace.

Conservatory

9' 10" x 11' 6" (3.00m x 3.51m) Double glazed all round, double glazed door to side.

Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Two

9' 2" x 10' 4" (2.79m x 3.15m) Double glazed window to front, radiator.

Wet Room

5' 7" x 6' 11" (1.70m x 2.11m) Low level WC, wash hand basin, fully tiled walls, fitted electric shower.

Outside

Rear Garden

Enclosed rear garden, laid to lawn, shrubs, paved patio, summer house and garden shed.

Garage

Up and over door to front, door to side, power and light.

Council Tax Band C

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	90

England, Scotland & Wales