



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

£470,000 Freehold

Immaculately presented two bedroom detached bungalow with off street parking close to town centre. 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 being close to mainline train station and offering excellent road links to Whitstable, Canterbury City and beyond. The bungalow, is ready to move into and comprises; a generous entrance hall, two good size bedrooms, modern bathroom, a kitchen/diner with attractive units, a decent lounge leading to the conservatory. The property sits on a corner plot offering plenty of garden space also benefiting from having a driveway and a garage.

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Ground Floor

Entrance Porch

Double glazed front entrance door.

Entrance Hall

Radiator, loft hatch with ladder to partially boarded loft with power and light, built in airing cupboard plus built in storage cupboard.

Lounge

17' 9" x 9' 11" (5.41m x 3.02m) Double glazed sliding door to rear leading to the conservatory, two radiators, feature fireplace, television point.

Conservatory

9' 6" x 13' 1" (2.90m x 3.99m) Double glazed all around, double glazed French doors to rear, laminate flooring, radiator.

Bedroom One

10' 11" x 11' 11" (3.33m x 3.63m) Double glazed window to front, radiator, range of built in and fitted wardrobes with hanging rails, drawers and desk unit with matching bedside cabinets and headboard, radiator.

Bedroom Two

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to front, radiator, built in double wardrobe with cupboard over.

Shower Room

6' 0" x 5' 7" (1.83m x 1.70m) Comer shower stall with multi function Aqualisa shower, wash hand basin set in vanity unit, low level WC, fully tiled walls and flooring, heated towel rail.

Separate Cloakroom

Low level WC, suspended wash hand basin, double glazed frosted window to side.

Kitchen/Diner

12' 6" x 9' 0" (3.81m x 2.74m) Comprising of a range of oak fitted kitchen units, one and a half bowl sink unit with mixer taps, four gas burner hob with extractor fan over, space and plumbing for dishwasher and washing machine, eye level double oven and grill, radiator, double glazed door to side.

Outside

Garage

7' 9" x 17' 1" (2.36m x 5.21m) Up and over door with power and light.

Garden

Large timber workshop 10' 0" x 8' 0" (3.05m x 2.44m) with power and light, work bench and cupboard, garden shed, exterior security lighting, two outside power points, ornamental fish pond, greenhouse.

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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	