



Kimber Estates



8 Collard Close, Herne Bay, Kent, CT6 6EP

£375,000 Freehold

A fantastic three bedroom semi detached house standing on a substantial sized corner plot, set in a no through road in a quiet cul-de-sac location. Located in a desirable location, within walking distance to Herne Bay and all its amenities this family home comes highly recommended. To the front of the property there is a driveway and garage with a gate to a pathway leading to the front door. The layout internally offers a hallway, kitchen/diner to the front, a downstairs toilet, a spacious lounge with double doors leading out to the conservatory. Upstairs the landing leads to a family bathroom, main bedroom to the front of the property with two substantial double bedrooms to the rear overlooking the garden. An internal viewing comes highly recommended.



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Ground Floor

Entrance Hall

Double glazed front entrance door, staircase to first floor, under stairs cupboard, radiator.

Cloakroom

Low level WC, wash hand basin, tiled splash back, extractor fan, radiator.

Lounge/Diner

11' 8" x 20' 3" (3.56m x 6.17m) Double glazed window to rear, radiator, television point, french doors leading to conservatory.

Conservatory

12' 10" x 9' 3" (3.91m x 2.82m) Double glazed surround, double glazed door to side leading to the garden, radiator.

Kitchen/Breakfast Room

13' 1" x 11' 11" (3.99m x 3.63m) Matching wall and base units, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, space for gas cooker with extractor hood over, space for washing machine, space for dishwasher, space for fridge freezer, tiled flooring, radiator, double glazed bay window to front.

First Floor

Landing

Double glazed window to side, loft access, built in storage cupboard.

Bedroom One

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front, built in wardrobes, radiator, television point.

Bedroom Two

13' 4" x 9' 4" (4.06m x 2.84m) Double glazed window to rear, radiator, television point.

Bedroom Three

10' 10" x 10' 5" (3.30m x 3.17m) Double glazed window to rear, radiator, television point.

Bathroom

Square shower cubicle, free-standing bath, comfort height WC, double wash hand basin, heated towel rail, partially tiled walls, double glazed window to front and side.

Outside

Rear Garden

Mainly laid to lawn, decked area, patio area, side access, shed.

Front Garden

Block paved driveway providing off road parking for several vehicles.

Garage

With up and over door, power and light.

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	