



60 Spenser Road, Herne Bay, Kent, CT6 5QW

£400,000 Freehold

This detached bungalow is conveniently situated in a central location within easy reach of the seafront, Herne Bay town centre shops and other local amenities. Bus routes serve the local villages and regular coaches travelling into London and beyond. The railway station is within a short walking distance where high speed services to London can be sought at peak times with trains also serving coastal towns to Ramsgate. The property has nicely set out accommodation starting with a nice reception hall, fitted kitchen, large lounge-diner, three double bedrooms, modern fitted shower room and a conservatory. Externally, there is has a sunny rear garden, plenty of off road parking via the driveway plus a detached garage. Being offered with no onward chain we would urge all serious buyers to get in touch for a viewing.



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## Ground Floor

### Entrance Hall

Double glazed front entrance door and side panel radiator, tiled flooring, built in cupboard.

### Lounge/Diner

Double glazed sliding doors to rear, feature fireplace with gas living flame fitted fire, wooden flooring, radiator.

### Kitchen

Fitted floor, wall and draw cabinet, gas hob, extractor fan over, stainless steel single drainer sink unit, space and plumbing for washing machine, fitted eye level oven and grill, door to side leading to garden.

### Conservatory

Double glazed all round, door to side leading to garden.

### Bedroom One

Double glazed bay window to front, radiator.

### Bedroom Two

Double glazed window to side, radiator.

### Bedroom Three

Double glazed window to side, built in double wardrobe, radiator.

### Shower Room

Newly fitted shower room in white suite, comprising shower stall, mains fed shower over, wash hand basin and low level WC set in vanity unit, heated towel rail, fully tiled walls.

## Outside

### Rear Garden

Sunny aspect, paved patio area, fence surround, established shrubs.

### Front Garden

Enclosed frontage.

### Garage

Up and over door to front, door to side.

## Council Tax Band D

### NB

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

### Estate Agent Act 1979

Please note that under 'Section 21' of the Estate Agency Act, Kimber Estates declare an interest in this property as the seller is related to an employee of Kimber Estates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	