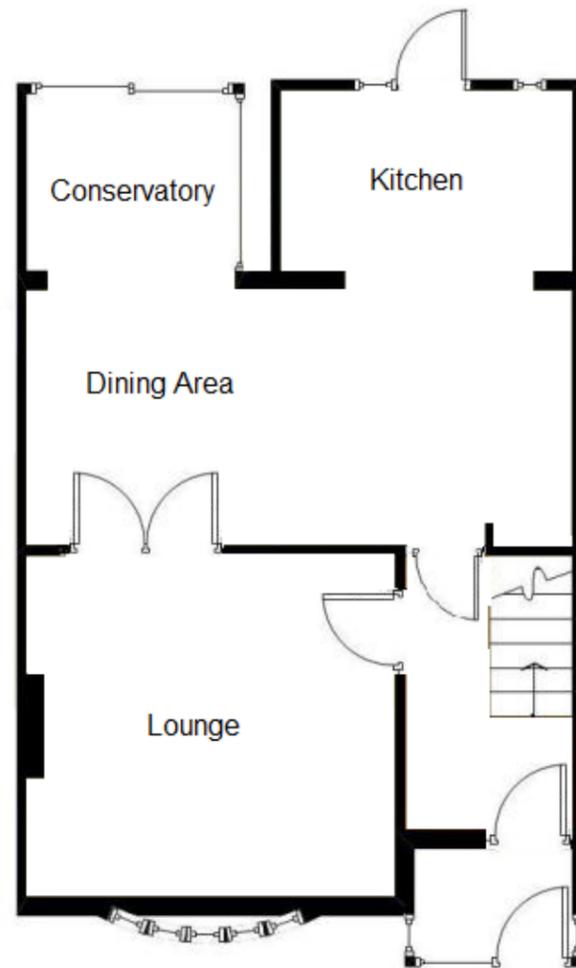
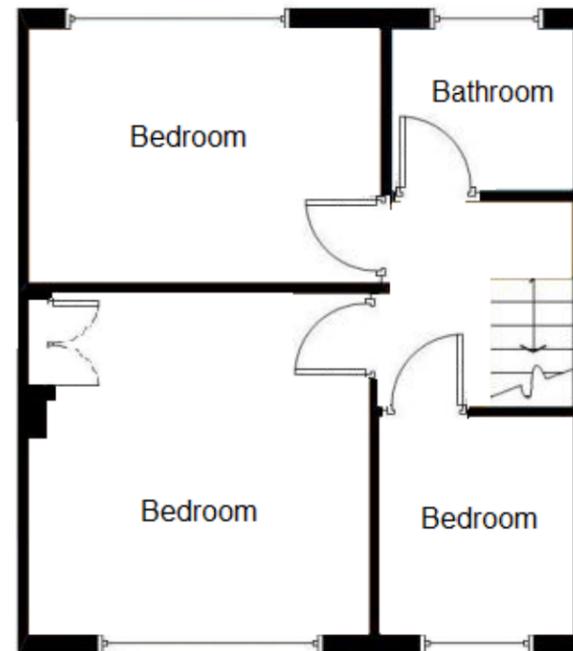




## Kimber Estates



**Ground Floor**



**First Floor**



3 Greenhill Gardens, Herne Bay, Kent, CT6 8NU

£300,000 Freehold

Welcome to this three bedroom mid-terraced house nestled in the popular Greenhill Gardens, Herne Bay. As you step inside you are greeted by the entrance porch leading into a good size hallway. The lounge is cosy with a wonderful open fireplace. The kitchen is thoughtfully designed for family living, seamlessly opening into the dining room and utility area. The garden room offers flexibility for usage located off of the dining area. Upstairs you will discover two generously sized bedrooms, a single bedroom and family bathroom. Adding to the convenience of this home, it benefits from gas central heating and the garage located in a block provides additional storage space. Being within easy reach of local amenities, schools, and transport links. Don't miss the opportunity to make this delightful house your new home.

## Ground Floor

### Entrance Porch

Double glazed front entrance door, further door to:

### Entrance Hall

Stair case to first floor, radiator.

### Lounge

12' 11" x 11' 0" (3.94m x 3.35m) Double glazed bay window to front, radiator, open fireplace, doors to:

### Kitchen/Dining Room

19' 03" x 9' 02" (5.87m x 2.79m) Matching wall and base units with complimentary work surfaces over, tiled splash backs, central island, space for cooker, extractor canopy, radiator, doors to:

### Utility Area

10' 0" x 6' 04" (3.05m x 1.93m) Base units with work surfaces over and tiled splash backs, one and one half bowl sink and drainer unit, space for fridge freezer, space for washing machine, door to rear leading to the garden.

### Garden Room

7' 07" x 6' 04" (2.31m x 1.93m) Double glazed sliding doors to rear leading to the garden.

## First Floor

### First Floor Landing

### Bedroom

12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to front.

### Bedroom

12' 05" x 8' 11" (3.78m x 2.72m) Double glazed window to rear.

### Bedroom

7' 11" x 6' 09" (2.41m x 2.06m) Double glazed window to front, radiator.

### Bathroom

6' 04" x 5' 07" (1.93m x 1.70m) Panelled bath with mixer taps and hand held shower attachment, wash hand basin set in vanity unit, low level WC, partially tiled walls, double glazed frosted window to rear.

## Outside

### Rear Garden

Enclosed rear garden, decking area, patio area, garden shed.

### Garage En Bloc

### Council Tax Band

### 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+)	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			
		61	83
England, Scotland & Wales		EU Directive 2002/91/EC	