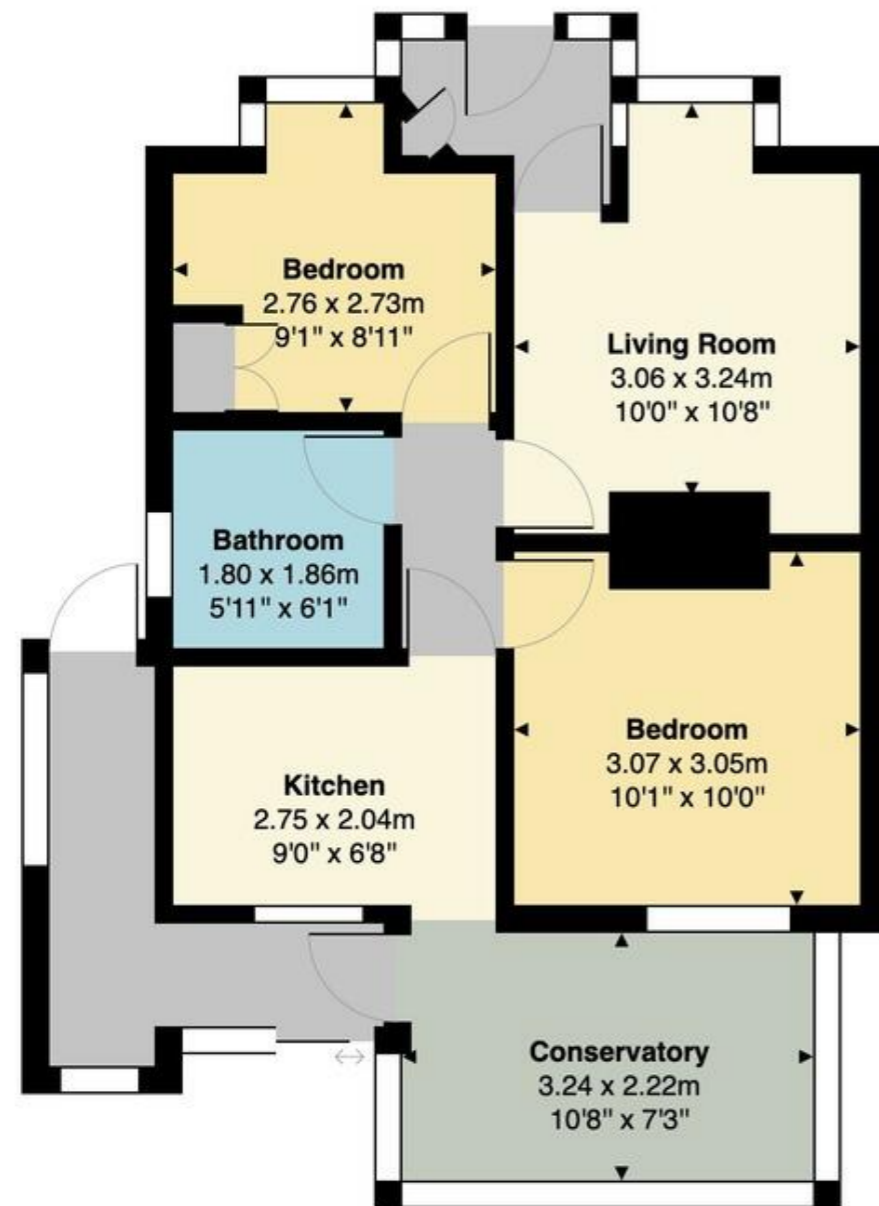




Kimber Estates



135 Sea Street, HERNE BAY, Kent, CT6 8QZ

£325,000 Freehold

This detached bungalow is perfectly situated with local shops, transport links including bus stops and train station, local schools, and a beautiful seafront all within comfortable walking distance. The layout of this property is nicely set out with a cozy lounge to the front, two double bedrooms, modern three piece shower room, and recently fitted kitchen plus conservatory to the rear, with a lean too offering space and plumbing for a washing machine. Externally there is a large, sunny rear garden which creates opportunities to extend the bungalow should a new buyer wish to explore this option (subject to the necessary consents). Having been modernized throughout and offered with NO ONWARD CHAIN, a viewing is highly recommended.

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Ground Floor

Entrance Porch

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

Lounge

10' 0" x 10' 8" (3.05m x 3.25m) Double glazed bay window to front, radiator.

Bedroom Two

9' 1" x 8' 11" (2.77m x 2.72m) Double glazed bay window to front, radiator.

Bathroom

5' 11" x 6' 1" (1.80m x 1.85m) Walk in shower, wash hand basin set in vanity unit, low level WC, heated towel rail, partially tiled walls, double glazed frosted window to side.

Kitchen

9' 0" x 6' 8" (2.74m x 2.03m) Newly fitted modern kitchen comprising of matching wall and base units with complementary work surfaces, tiled splash backs, stainless steel sink and drainer unit, electric oven and hob with extractor canopy over, double glazed window to rear.

Bedroom One

10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to rear, radiator.

Conservatory

10' 8" x 7' 3" (3.25m x 2.21m) Double glazed surround, radiator, double glazed door to:

Utility Area

Space for washing machine, space for tumble dryer, double glazed door to front and double glazed patio door leading to the garden.

Outside

Rear Garden

Approx 83ft x 25ft. Mainly laid to lawn, side access.

Front Garden

Driveway providing off road parking.

Council Tax Band B

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			
		48	79
England, Scotland & Wales		EU Directive 2002/91/EC	