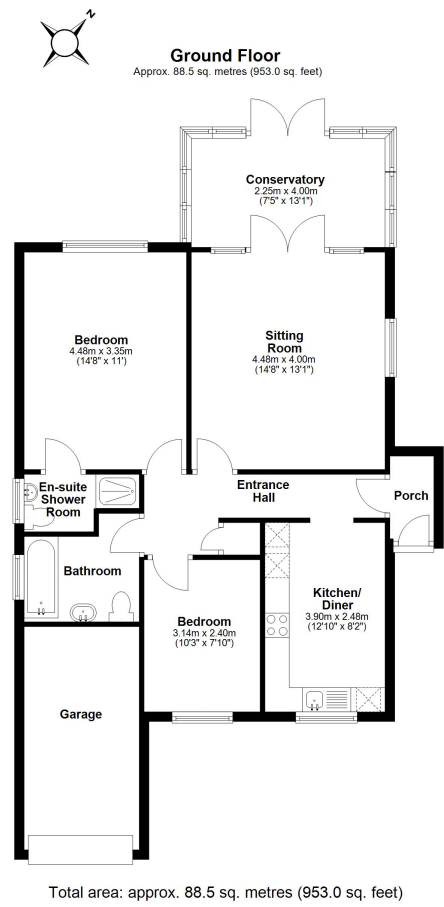




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12 PRIEST FIELDS, HERNE BAY, KENT. CT6 6RH

£350,000
Freehold

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

This two bedroom detached bungalow stands on a good size plot with lots of scope and potential for any prospective purchaser to put their own stamp on. The property offers a large lounge, kitchen-diner, conservatory, bathroom plus two bedrooms and an en suite giving plenty of living accommodation throughout. Access to the rear garden leads off from the conservatory and offers wonderful space and privacy. To the front there is a driveway providing off road parking. The location of this property is certainly worth a mention given that it sits in the corner of a really, quiet cul-de-sac with a walkway from the close directly to the beach - so just about a five minute walk. Also within walking distance you will find a selection of village shops, a sought-after primary school, the doctors surgery and bus links into Herne Bay town, Whitstable and the Canterbury City Centre. Being offered with vacant possession and no onward chain.

FEATURES

- Two Bedroom Detached Bungalow
- Main Bedroom with En Suite Shower Room
- Quiet Cul de Sac Location in Desirable Village
- Some Modernizing Needed
- Driveway and Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Entrance Porch

Double glazed entrance door front, further door leading to:

Entrance Hallway

Radiator, storage cupboard, loft hatch.

Kitchen-Diner

12' 7" x 8' 1" (3.84m x 2.46m)

Fitted kitchen comprising range of matching wall and base units with electric oven, four burner hob and extractor fan above, space and plumbing for washing machine, one and half bowl sink and drainer, gas combination boiler.

Lounge

13' 1" x 14' 9" (3.99m x 4.50m)

Double glazed window to side, double glazed doors to rear leading to conservatory, radiator.

Conservatory

14' 6" x 7' 4" (4.42m x 2.24m)

Double glazed surround, door to garden.

Bedroom One

11' 0" x 14' 7" (3.35m x 4.45m)

Double glazed window to rear, radiator, door to:

En Suite

Double glazed frosted window to side, low level WC, wash hand basin, shower cubicle, radiator.

Bedroom Two

10' 3" x 7' 9" (3.12m x 2.36m)

Double glazed window to front, radiator.

Bathroom

Paneled bath unit, low level WC, pedestal wash hand basin, double glazed frosted window to side, radiator.

OUTSIDE

Rear Garden

Mainly laid to lawn with patio area, side access to front, fenced surround.

Front Garden

Paved frontage with flowering borders, drive way with space for one vehicle.

Garage

Integral garage with up and over door to front, power and light.

COUNCIL TAX BAND D

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

