



8 Hawe Farm Way, Herne Bay, Kent, CT6 7UD

£320,000 Freehold

This two bedroom semi-detached bungalow has been modernised in recent years with a fitted kitchen and shower room. Situated in the quiet residential area of Broomfield, it is within walking distance to the village shops and the bus routes into Herne Bay Town centre. Once inside the property the layout comprises of a entrance hall, two bedrooms, shower room, living room leading to the kitchen with a double glazed conservatory to the rear garden. The bungalow offers a good size rear garden with driveway and garage to the side plus there's potential to extend creating further living space (subject to planning permission). An internal viewing comes highly recommended.

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GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front, radiator, airing cupboard, storage cupboard, loft hatch.

Cloakroom

Double glazed frosted window to front, low level WC.

Sitting Room/Dining Room

Double glazed window to rear, double glazed door to rear leading to rear garden, two radiators, television point.

Kitchen

Modern fitted kitchen comprising range of matching wall and base units and complementary work surfaces over and tiled splash backs above, four burner gas hob with oven below and extractor fan over, stainless steel sink and drainer unit, integrated fridge freezer, space and plumbing for washing machine, double glazed window to front, double glazed door to side leading to rear garden.

Bedroom One

Double glazed window and door to rear, radiator.

Bedroom Two

Double glazed window to front, radiator.

Conservatory

Double glazed surround, double glazed doors to rear garden.

Shower Room

Double shower stall, wash hand basin, double glazed frosted window to front.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio areas, fenced surround.

Front Garden & Driveway

Mainly laid to lawn, block paved driveway with space for several vehicles.

Garage

With up and over door to front, power and light, side door to garden.

COUNCIL TAX BAND C

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	