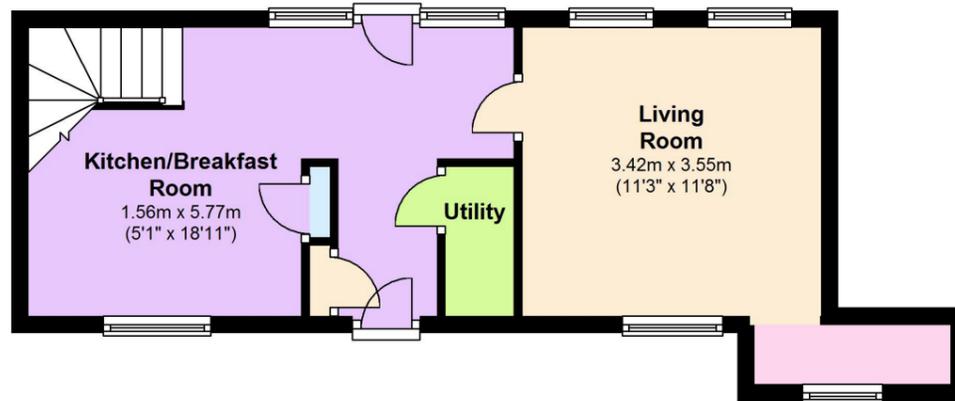




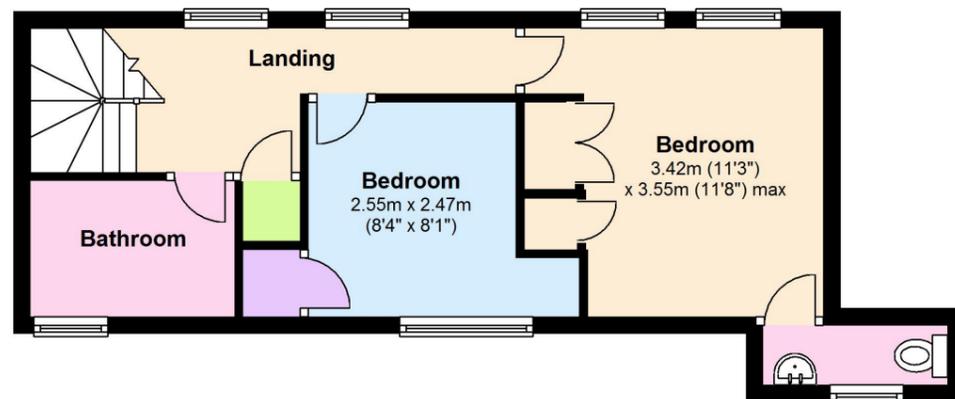
Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 67.8 sq. metres (729.3 sq. feet)



9 Swallow Court, Herne Common, Herne Bay, Kent, CT6 7JZ

£270,000 Freehold

A delightful two bedroom period property set within the exclusive and ever popular Canterbury Fields development in Herne Common. This fine home offers a kitchen/diner, lounge and downstairs cloakroom which has been converted into a laundry room, whilst upstairs there are two bedrooms and a modern family bathroom. To the outside there is a pleasant courtyard garden with views over the communal green giving a nice open feel. There is also the added benefit of a parking space.

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Ground Floor

Entrance Hall

Glazed front entrance door.

Cloakroom

Cloakroom with space for washing machine, wash hand basin, tiled floor, radiator.

Kitchen/Breakfast Room

18' 9" x 11' 3" (5.71m x 3.43m) Modern fitted kitchen comprising of matching wall and base units, stainless steel sink and drainer unit, electric oven and hob with extractor canopy over, tiled flooring, double glazed window to rear, stair case to first floor.

Lounge

11' 9" x 11' 2" (3.58m x 3.40m) Double glazed windows to front and rear, display recess, radiator.

First Floor

Landing

Feature windows to the rear, radiator, airing cupboard with gas boiler, loft access with ladder.

Bedroom One

Double glazed windows to front, radiator, built in wardrobes, door to:

En-Suite Shower Room

Pedestal wash hand basin, low level WC, radiator, double glazed window to front.

Bedroom Two

Double glazed window to front, radiator, built in cupboard.

Bathroom

P shaped bath with shower over, wash hand basin in vanity unit, low level WC, tiled flooring, partially tiled walls, radiator, double glazed window to front.

Outside

Rear Garden

Courtyard garden, mature shrubs.

Front Garden

Laid to lawn, flowering borders.

Council Tax Band C

NB

At the time of advertising these are draft particulars awaiting approval of our sellers. The sellers have advised us that the ground rent on the leasehold car park space and surrounding communal grounds was £300.00 a year on average.



| 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 | | | |
| | | 72 | 85 |

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