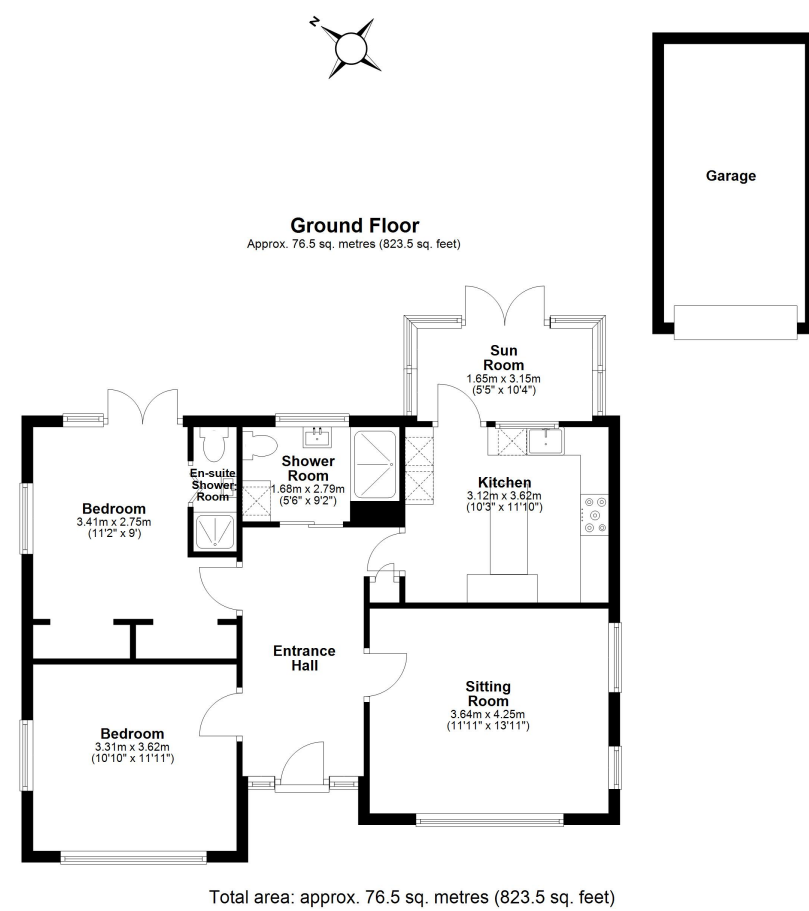




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Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

25 COVENTRY GARDENS, HERNE BAY, KENT
. CT6 6SD

£425,000
Freehold

ABOUT THE PROPERTY

Presented in immaculate order throughout, this two bedroom detached bungalow has been extensively remodeled and refurbished with tasteful décor throughout. Offering spacious rooms, this modern residence sits in a lovely road in the village of Beltinge with a cluster of nearby shops, beautiful clifftop walks and a regular bus service into The Cathedral City of Canterbury, pretty Herne Bay and popular Whitstable with it's working harbour. The property has a thoughtful layout with a welcoming reception hall leading to bright and airy lounge, brand new kitchen-diner with utility, primary bathroom with two double bedrooms, one with en-suite. There is ample parking and a large garage plus the rear garden has been landscaped. This is a rare opportunity for some lucky person to buy this incredible and luxurious property in a sought after location.

FEATURES

- Wonderful Location Close To The Beach
- Strolling Distance To Shops
- Regular Bus Links Into Herne Bay, Whitstable And Canterbury
- Impressive Order With Brand New Fitted Kitchen And Bathrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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 Hallway

Newly fitted front door, column radiator, storage cupboard, wooden flooring.

Sitting Room

Three double glazed windows to side and front with bespoke fitted shutters, fireplace, television point, wooden flooring.

Kitchen

Newly fitted high gloss kitchen, five burner gas hob with extractor fan above, eye level oven and grill, space for dishwasher, integral 70/30 fridge freezer, inset sink with mixer tap over, column radiator, cupboard housing boiler, double glazed window to rear, tiled flooring.

Bedroom One

Double glazed window to front and side, column radiator, built in wardrobes, double glazed doors to rear garden, door to:

En Suite Shower Room

Newly fitted en suite with shower stall, low level WC, wash hand basin.

Bedroom Two

Double glazed window to front and side with bespoke fitted shutters, radiator.

Bathroom

Double shower unit, wash hand basin on vanity unit, low level WC, space and plumbing for washing machine, double glazed frosted window to rear.

Sun Room

Double glazed surround, television point, access to rear garden.

OUTSIDE

Rear Garden

Mainly laid to lawn with shingled and decking areas, flowering borders, shed, access to front, fenced surround.

Front Garden and Driveway

Partly laid to lawn with flowering borders, shingled driveway with space for two cars.

Garage

Up and over door to front, power and light.

COUNCIL TAX BAND C

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

