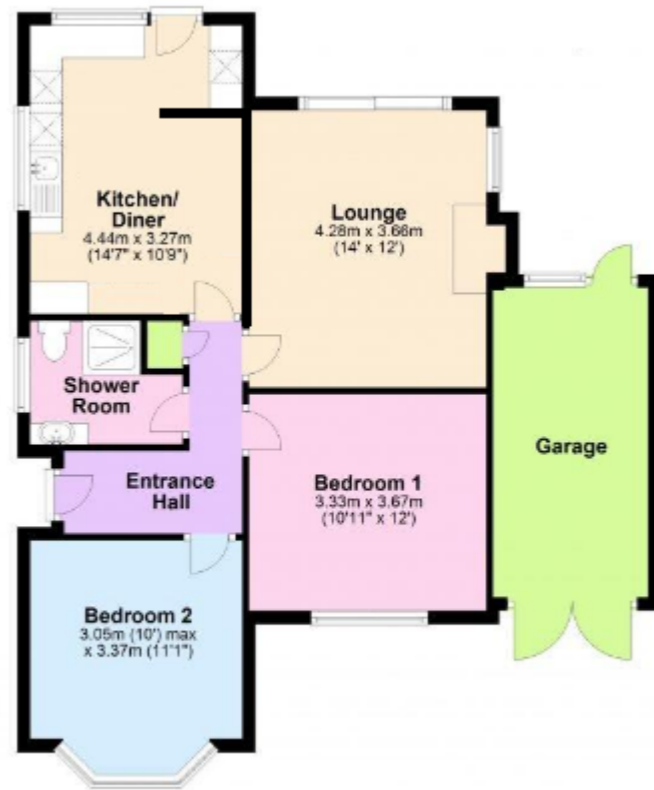




Kimber Estates



59 Douglas Road, Herne Bay, Kent, CT6 6AQ

£365,000 Freehold

Kimber Estates are excited to present this two bedroom detached bungalow on a good size plot. This particular property is well located within a popular residential area of Herne Bay and provides easy access to local schools, shops, Herne Bay Train station and other transport links as well as around 15 minute walk into Herne Bay Town. Having been tastefully decorated the property can be moved straight into. The accommodation comprises a bright and airy lounge with sliding doors over looking the rear garden, kitchen-diner with concealed area for utilities, shower room and two double bedrooms. Externally the rear garden offers a Westerly aspect and is mainly laid to lawn with paved patio areas. The property also benefits from having a driveway that leads to the garage. Ideal for retirement or a small family. We would urge serious potential buyers to make a hasty enquiry.

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GROUND FLOOR

Entrance Hallway

Double glazed front door, airing cupboard, radiator, loft access.

Lounge

14'7" x 11'11" (4.47m x 3.65m)

Double glazed patio door leading to garden, half moon window to side, two radiators, television point, multi burner.

Kitchen

13'3" x 11'7" (4.06m x 3.54m)

Fitted kitchen comprising range of matching wall and base with complementary work surfaces over and tiled splash back above, free standing electric cooker, space for fridge/freezer, stainless steel single drainer sink unit, space for washing machine, space for dishwasher, wall mounted gas fired boiler, double glazed windows to side and rear, double glazed door leading to garden.

Bedroom One

12' x 10'11" (3.67m x 3.35m)

Double glazed bay window to front, radiator.

Bedroom Two

12'1" x 10'11" (3.69m x 3.33m)

Double glazed window to front, radiator.

Shower Room

Shower stall, wash hand basin with vanity cupboard under, low level WC, radiator, partly tiled walls, double glazed frosted window to side.

OUTSIDE

Rear Garden

Mainly laid to lawn with patio area, side access, summer house.

Front Garden

Shingled area, footpath leading to front door, driveway leading to garage providing off road parking.

Garage

Double doors to front, power and light.

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		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	