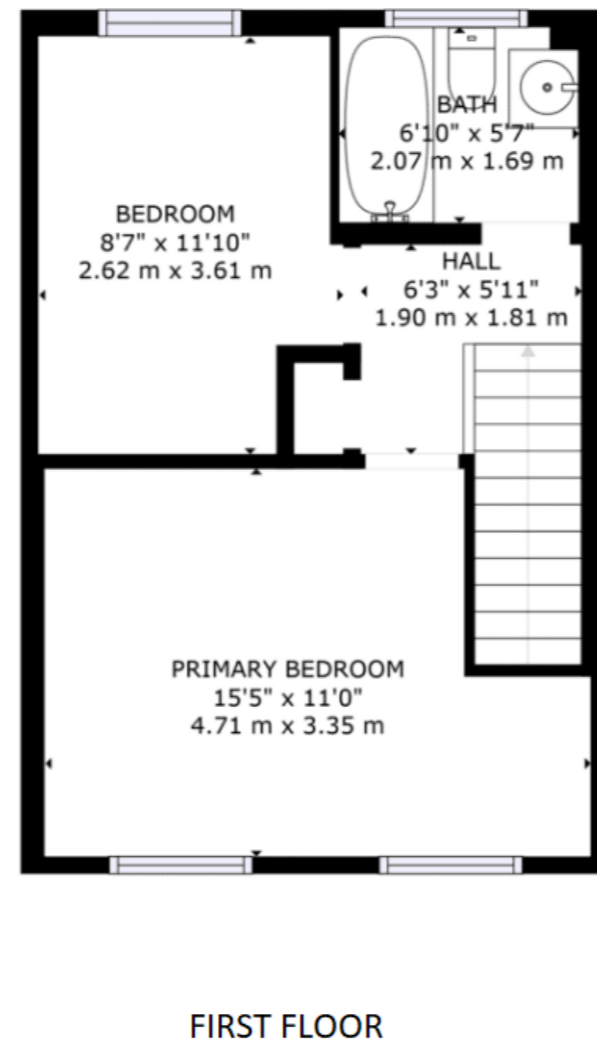
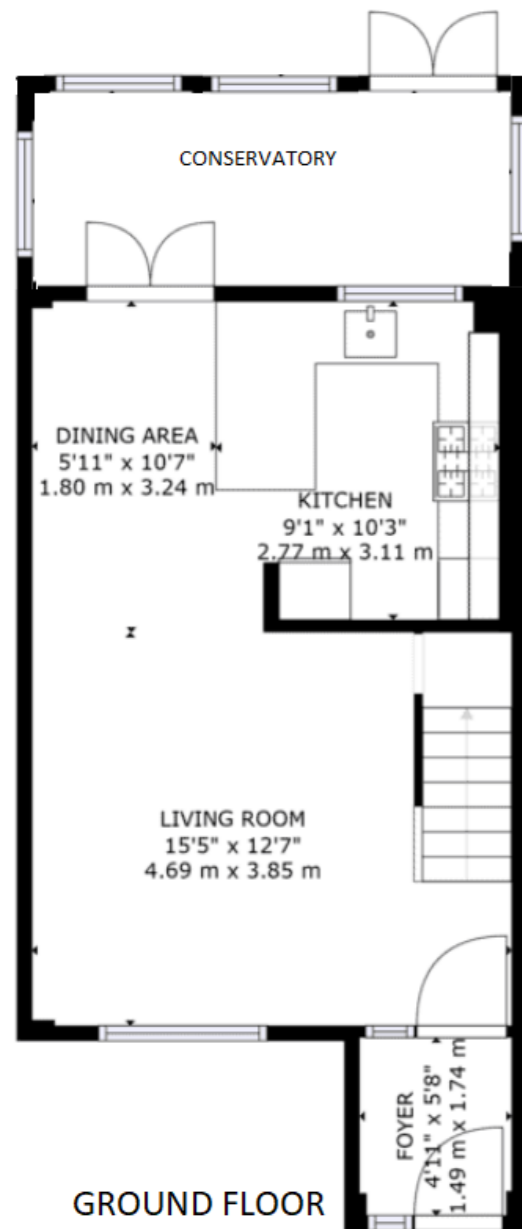




Kimber Estates



35 Norton Avenue, Herne Bay, Kent, CT6 7TA

£295,000 Freehold

Set in the ever popular village of Herne on the well regarded Forgefields development is this two bedroom family home. Being close by to well regarded Herne Infants and Junior School, bus routes into coastal Herne Bay, Whitstable and the Cathedral City of Canterbury. With nicely set out ground floor accommodation living space, there is an open plan lounge and modern fitted kitchen/diner leading through to the conservatory with doors that lead out to the rear garden. To the first floor are two bedrooms and family bathroom. The house also benefits from a garage en-bloc and off road parking.

Ground Floor

Entrance Porch

Double glazed front entrance door, door to:

Lounge

15' 5" x 12' 7" (4.70m x 3.84m) Double glazed window to front, stair case to first floor, under stairs storage cupboard, radiator.

Dining Area

5' 11" x 10' 7" (1.80m x 3.23m) Double glazed doors to rear leading to the garden, radiator, opening to:

Kitchen

9' 1" x 10' 3" (2.77m x 3.12m) Modern fitted kitchen comprising of matching wall and base units with complementary work surfaces over, breakfast bar, tiled splash backs, stainless steel sink and drainer unit, four gas burner hob with extractor canopy over, electric oven, integral dishwasher, space for fridge freezer, double glazed window to rear.

Conservatory

Double glazed windows to rear and side, doors to rear leading to the garden.

First Floor

Landing

Loft hatch, cupboard housing boiler.

Primary Bedroom

15' 5" x 11' 0" (4.70m x 3.35m) Two double glazed windows to front, radiator.

Bedroom Two

8' 7" x 11' 10" (2.62m x 3.61m) Double glazed window to rear, radiator.

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, double glazed frosted window to rear.

Outside

Rear Garden

Paved patio area, side access.

Front Garden

Area of open plan frontage.

Garage En Bloc

Council Tax Band B

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	