



Kimber Estates



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33 Clifftown Gardens, Herne Bay, Kent, CT6 8DE

£325,000 Freehold

This two bedroom semi detached bungalow is situated in a convenient central location within easy reach of the mainline station, seafront, Herne Bay town centre shops and other local amenities. Walking distance to Hampton beach this bungalow is perfectly located. Being offered with no onward chain an internal viewing comes highly recommended to appreciate the size of the rooms. Internally the bungalow benefits from a lounge, kitchen, two double bedrooms, shower room and conservatory. Outside there are gardens to the front and rear with parking to the front. 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 Hall

Radiator, access to roof space, electric meter cupboard, telephone point, power points, cloaks cupboard.

Bedroom One

2.7m x 3m (8' 10" x 9' 10") Radiator, power points.

Front Lounge

4.80m x 3.45m (15' 9" x 11' 4") Radiator, power points, television point, modern fire surround with coal effect gas fire.

Bedroom Two

3.64m x 3.41m (11' 11" x 11' 2") Over looking rear garden, radiator, power points.

Shower/WC

2.11m x 1.83m (6' 11" x 6' 0") Radiator, tiled walls shower cubicle with independent shower unit, vanity wash hand basin, medicine cabinet, radiator.

Kitchen

3m x 2.73m (9' 10" x 8' 11") Range of base units and wall cupboards, ceramic hob, recess for washing machine, electric cooker, extractor unit, built in microwave, integrated fridge/freezer, tiling, power points, radiator, gas boiler for central heating and hot water housed in wall cupboard, double glazed side window and double glazed door to conservatory.

Double Glazed Conservatory

Pitched roof with ceiling fan and light unit, views over rear garden, power point, sliding patio door to decking and rear garden.

Outside

Rear Garden

Well kept with established lawn and flower beds, three sheds, side access gate decking area with astro turf covering.

Front Garden

Drive way, established flower beds.

Council Tax Band B

NB

These are draft particulars awaiting approval of the sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	