



Total area: approx. 80.2 sq. metres (863.3 sq. feet)
101 Cherry Gardens, Herne Bay



101 Cherry Gardens, Herne Bay, Kent, CT6 5QY

£450,000 Freehold

Immaculately presented three bedroom detached bungalow with off street parking in highly desirable cul-de-sac in coastal Herne Bay. Only a five minute walk from nearby shops, attractive seafront, GP Surgery and all local amenities, as well as being close to mainline train station and offering excellent road links into Whitstable and The Cathedral City of Canterbury. The bungalow is ready to move into and comprises of a generous entrance hall, three good size bedrooms (one currently used as a dining room) modern bathroom and kitchen with a decent lounge/diner leading to the garden. The property sits on a good size plot offering plenty of garden space and benefiting from having a driveway and a car port, an internal viewing comes highly recommended to appreciate both the condition and size. Being offered with vacant possession, there is no onward chain.

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Ground Floor

Entrance Porch

Double glazed front entrance door, double glazed door to:

Entrance Hall

Radiator, loft hatch.

Lounge

5' 4" x 4' 0" (1.63m x 1.22m) Double glazed window to rear, double glazed doors to front, radiator.

Kitchen

2' 7" x 3' 4" (0.79m x 1.02m) Matching wall and base units with tiled splash backs, sink and drainer unit, double oven, four burner gas hob, space for washing machine and tumble dryer, space for fridge freezer, space for dishwasher, wall mounted boiler, radiator, double glazed window to front, double glazed door to side.

Bedroom One

3' 3" x 3' 6" (0.99m x 1.07m) Double glazed window to front, radiator.

Bedroom Two

2' 7" x 3' 3" (0.79m x 0.99m) Double glazed window to front, radiator.

Bedroom Three

3' 0" x 2' 6" (0.91m x 0.76m) Double glazed window to side, cupboard, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled walls.

Outside

Rear Garden

Mainly laid to lawn, timber decked summer house, further shed, side access, greenhouse.

Front Garden

Open plan frontage, block paved driveway providing off road parking for several vehicles, car port.

Council Tax Band D

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	