



Kimber Estates



Total area: approx. 96.0 sq. metres (1033.6 sq. feet)
112 Greenhill Road, Heme Bay



112 Greenhill Road, Heme Bay, Kent, CT6 7RR

£325,000 Freehold

Kimber Estates are proud to offer this nicely set out detached home. Ideally placed for excellent local schools and road links into Canterbury and Heme Bay, the property is being offered on a chain free basis. This chalet residence has lots of appealing features with super ground floor living space with a lovely, light and airy lounge diner to the front, fitted kitchen, shower room with downstairs cloakroom and a further reception room which could be utilised as a third bedroom. To the first floor are two double bedrooms. A lovely rear garden, enclosed frontage with drive and garage completes the picture.



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Ground Floor

Entrance Porch

Front entrance door, further door to:

Reception Hall

Radiator, stair case to first floor, under stairs storage cupboard, built in cupboard, parquet flooring.

Sitting Room

10' 8" x 16' 3" (3.25m x 4.95m) Double glazed window to front, two radiators, television point, fireplace.

Kitchen

9' 8" x 9' 8" (2.95m x 2.95m) Fitted kitchen units with integral hob, oven and extractor fan, space and plumbing for washing machine, stainless steel sink unit, double glazed window and door to rear.

Dining Room/Bedroom

9' 8" x 8' 2" (2.95m x 2.49m) Double glazed window to rear, radiator.

Shower Room

6' 5" x 5' 11" (1.96m x 1.80m) Double shower stall with mains fed shower, wash hand basin set in vanity unit, low level WC, heated towel rail, double glazed frosted window to rear.

Cloakroom

Low level WC, double glazed frosted window to side.

First Floor

Landing

Access to eaves storage, loft access.

Bedroom One

11' 1" x 12' 2" (3.38m x 3.71m) Double glazed window to front, radiator.

Bedroom Two

9' 9" x 12' 2" (2.97m x 3.71m) Double glazed window to rear, radiator.

Outside

Rear Garden

50' 0" x 30' 0" (15.24m x 9.14m) Mainly laid to lawn, mature trees and shrubs, greenhouse, side access.

Front Garden

Driveway providing off road parking leading to:

Garage

Council Tax Band C

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		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	