



27 Daimler Avenue, Herne Bay, Kent, CT6 8AG

£349,995 Freehold

Perfectly situated on the private development of Studd Hill this is just a short walk to Herne Bay seafront where you can enjoy some wonderful coastline walks. This two bedroomed detached bungalow offers plenty of living space plus two good size bedrooms. There are also bus stops close by with links into town and further afield into Canterbury and Whitstable. Inside this property has been modernized with a new kitchen which offers plenty of natural light coming in leading to a good size dining room and living room leading out to the sunny rear garden. The layout itself offers some great flexibility as from the dining room it leads out to a garage which could be converted with the usual planning consents. An internal viewing comes highly recommended to appreciate the size and condition and also being offered with no onward chain.

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Bedroom One

9' 9" x 10' 0" (2.97m x 3.05m) Double glazed window to front.

Outside

Rear Garden

Mainly laid to lawn, shed, side access, patio area.

Front Garden

Driveway providing off road parking.

Garage

18' 6" x 7' 10" (5.64m x 2.39m) Window to side.

Council Tax Band B

NB

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

Ground Floor

Entrance Hall

Front entrance door.

Lounge

12' 4" x 12' 0" (3.76m x 3.66m) Double glazed sliding doors to garden.

Dining Room

12' 4" x 10' 10" (3.76m x 3.30m) Double glazed sliding doors to garden, radiator.

Kitchen

10' 6" x 7' 6" (3.20m x 2.29m) Fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces, one and half bowl sink and drainer unit, tiled splash backs, electric hob, electric double oven, integral fridge, cupboard housing boiler, double glazed window to side.

Utility Room

5' 0" x 6' 10" (1.52m x 2.08m) Space for washing machine and tumble dryer, space for fridge freezer.

Bathroom

5' 7" x 8' 2" (1.70m x 2.49m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, tiled walls, radiator, double glazed frosted window to side.

Bedroom Two

8' 4" x 7' 5" (2.54m x 2.26m) Double glazed window to front and side, radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	