



11a Chestnut Drive, Herne Bay, Kent, CT6 7PP

£285,000 Freehold

This two bedroom semi detached bungalow is situated in the popular residential area of Greenhill, close to local shops, bus routes, motorway links, Herne Bay High School and local primary school. The property is set back from the road and offers nicely laid out accommodation comprising entrance hall, two bedrooms, bathroom, kitchen, lounge plus a large conservatory to the rear creating further storage space. Outside is a decent size rear garden offering a westerly aspect, mainly laid to lawn with a garden shed. The property also benefits from a large frontage with plenty space for parking and a garage.

This two bedroom semi detached bungalow is situated in the popular residential area of Greenhill, close to local shops, bus routes, motorway links, Herne Bay High School and local primary school. The property is set back from the road and offers nicely laid out accommodation comprising entrance hall, two bedrooms, bathroom, kitchen, lounge plus a large conservatory to the rear creating further storage space. Outside is a decent size rear garden offering a westerly aspect, mainly laid to lawn with a garden shed. The property also benefits from a large frontage with plenty space for parking and a garage.

GROUND FLOOR

Entrance Hallway

Double glazed entrance door, radiator, cupboard.

Lounge

11' 11" x 12' 7" (3.63m x 3.84m)

Double glazed doors leading to conservatory, radiator.

Kitchen

Fitted kitchen comprising range of matching wall and base units, stainless steel sink and drainer unit, space for double oven, gas combination boiler.

Bedroom One

12' 10" x 10' 9" (3.91m x 3.28m)

Double glazed window front, radiator.

Bedroom Two

10' 2" x 9' 0" (3.10m x 2.74m)

Double glazed window front, radiator.

Bathroom

Shower stall, wash hand basin in vanity with cupboard below, low level WC, double glazed window to side.

Conservatory

9' 1" x 17' 8" (2.77m x 5.38m)

Double glazed surround, doors to garden, radiator, space and plumbing for washing machine and fridge/freezer.

OUTSIDE

Rear Garden

Mainly laid to lawn, fenced surround, access to front.

Front Garden and Driveway

Block paved driveway with space for several cars.

Detached Garage

Double doors to front.

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		
(81-91)	B		89
(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	