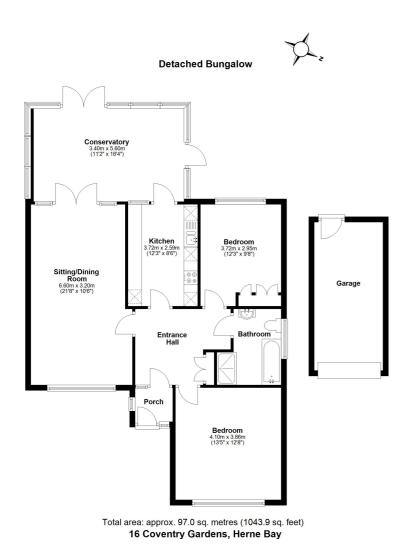
# Kimber Estates





16 Coventry Gardens, Herne Bay, Kent, CT6 6SD

# £446,000 Freehold

Kimber Estates

01227 389 998

Located in the heart of Beltinge which is an endearing village, renowned for it's beautiful cliff top walks, a good selection of shops, doctors surgery and regular bus service into nearby Herne Bay town. This particular property offers nicely set out accommodation with two good size bedrooms, a family bathroom, a lovely lounge with plenty of space for a dining table and chairs, a fitted kitchen alongside a conservatory with views across the garden. Outside, the rear garden is particularly worthy of mention - it enjoys a sunny aspect and offers a good degree of privacy. There is also the benefit of ample parking plus a garage. This lovely detached residence comes to the market with no forward chain!



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## **Ground Floor**

#### Porch

Double glazed front door, cupboard housing boiler, double glazed window to side.

# Hallway

Radiator, cloak cupboard, loft hatch.

# Kitchen

Double glazed window and door to conservatory, stainless steel sink and drainer unit, gas hob, extractor hood, electric oven, microwave, integral fridge/freezer, integral washing machine and dishwasher, selection of matching wall and base units.

## Lounge

Double glazed window to front, double glazed doors to:

# Conservatory

Double glazed windows and door to side and rear, radiator.

#### **Bedroom One**

Double glazed window to front.

#### **Bedroom Two**

Double glazed window to rear.

#### **Bathroom**

Double glazed window to side, double shower, panelled bath, low level WC, wash hand basin with cupboard under.

#### Outside

# Garage

Up and over door.

#### Rear Garden

Side access, laid to lawn, shed, patio area, fully enclosed.

#### Front Garden

Shingled boarders, driveway for two/three cars.

# **Council Tax Band D**

#### NB

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

