



# Kimber Estates



GROUND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.0 SQ.M.)



2 Pettman Close, Herne Bay, Kent, CT6 5TJ

£339,995 Freehold

A lovely semi detached home located in an area that people always really like given that it's really quiet, yet convenient for Herne Bay town centre and idyllic seafront with Bandstand, the railway station with high speed links into London St Pancras and just a few miles from popular Whitstable town. This three bedroom house itself was built in the 1970's and offers nicely set out ground floor living space with the lounge to the front leading to a separate dining room and fitted kitchen. The property occupies a good plot with extensive frontage, driveway providing off road parking with garage beyond and a pleasant rear garden that enjoys a good degree of sunshine especially in the summer.





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## Ground Floor

### Entrance Hallway

Double glazed front entrance door, staircase to first floor, under stairs cupboard, radiator, tiled flooring.

### Kitchen

10' 5" x 9' 11" (3.17m x 3.02m) Range of fitted kitchen units with worktops and upturns, one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, electric oven, double glazed window to rear, tiled floor, double glazed door to side leading to garden, wall mounted gas boiler.

### Dining Room

8' 7" x 8' 6" (2.62m x 2.59m) Double glazed window to rear, radiator.

### Lounge

13' 0" x 12' 9" (3.96m x 3.89m) Double glazed window to front, television point, radiator.

## First Floor

### First Floor Landing

Double glazed window to side, loft hatch.

### Bedroom One

11' 2" x 9' 4" (3.40m x 2.84m) Double glazed window to front, radiator, television point, built in double wardrobe with cupboard over, shelved cupboard/wardrobe with radiator.

### Bedroom Two

12' 3" x 11' 0" (3.73m x 3.35m) Double glazed window to rear, radiator, built in double wardrobe with cupboard over, television point.

### Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m) Double glazed window to side, radiator, laminate floor.

## Bathroom

White suite comprising of panelled bath with mixer taps and shower head, pedestal wash hand basin, low level WC, radiator, fully tiled walls, wood effect flooring, double glazed frosted window to rear.

## Outside

### Rear Garden

Laid to lawn, paved patio area, wood fence surround, outside tap, side access with gate to front, personal door to garage, external power and light.

### Garage

Up and over door to front, power and light, door to rear.

### Front Garden

Open plan frontage, driveway with off-road parking.

## Council Tax Band C



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