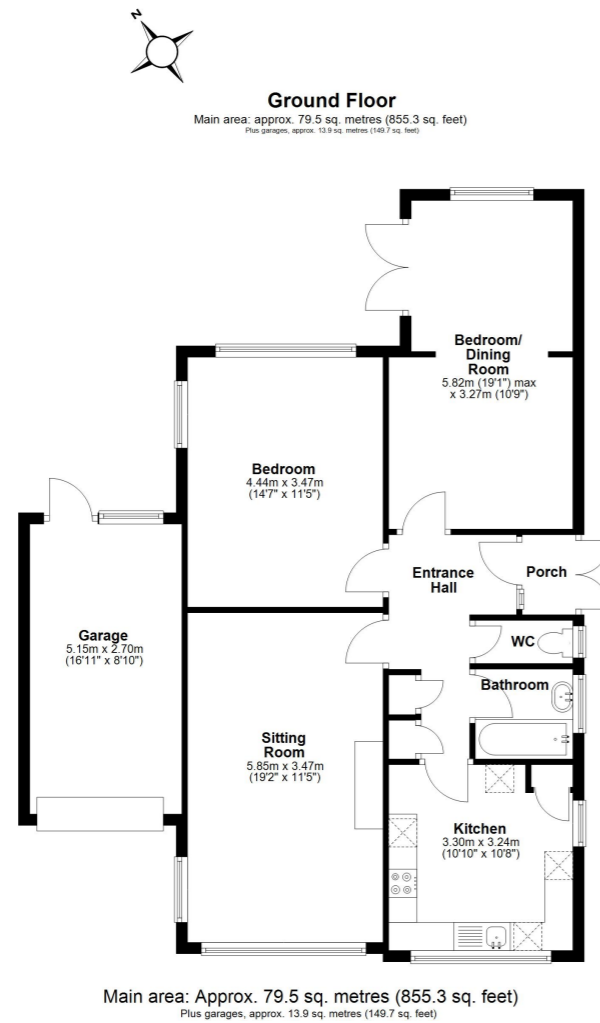




Kimber Estates



14 Windmill Road, Herne Bay, Kent, CT6 7DL

£350,000 Freehold

Being offered with vacant possession this two-bedroom bungalow is located in the popular location on Windmill Road, in the village of Herne. The property is well connected to bus stops servicing Canterbury, Herne Bay, Whitstable and Thanet, and also has local amenities such as shops, parks, medical services all within walking distance. Internally you enter into a wide hallway, with two double bedrooms, lounge, bathroom and separate W/C and kitchen. The garden is mostly laid to lawn with patio area making it low maintenance. To the front of the home is a driveway that leads to garage. The home is to be offered with no onward chain.

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GROUND FLOOR

Entrance Porch

Double glazed entrance door, further door to:

Entrance Hallway

Two storage cupboards, radiator.

Kitchen

10' 5" x 11' 0" (3.17m x 3.35m)

Fitted kitchen comprising range of matching wall and base units, stainless steel sink and drainer unit, fitted double oven, space and plumbing for washing machine, dishwasher, fridge/freezer, radiator, double glazed window to front and side.

Lounge

19' 0" x 11' 3" (5.79m x 3.43m)

Double glazed window to front, radiator, fireplace.

Bedroom One

11' 5" x 14' 3" (3.48m x 4.34m)

Double glazed window to rear, radiator.

Bedroom Two / Dining Room

19' 8" x 10' 8" (5.99m x 3.25m)

Double glazed window to rear, double glazed door to side leading to rear, radiator.

Bathroom

Panelled bath unit, pedestal wash hand basin, radiator, double glazed frosted window to side,

WC

Low level WC, double glazed frosted window to side.

OUTSIDE

Front Garden and Driveway

Mainly laid to lawn with driveway providing off street parking.

Rear Garden

Mainly laid to lawn with patio areas, shed, access to front.

Garage

Single garage with up and over door to front.

COUNCIL TAX BAND C

NB At the time of advertising these are draft particulars awaiting approval of our seller



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	82

England, Scotland & Wales