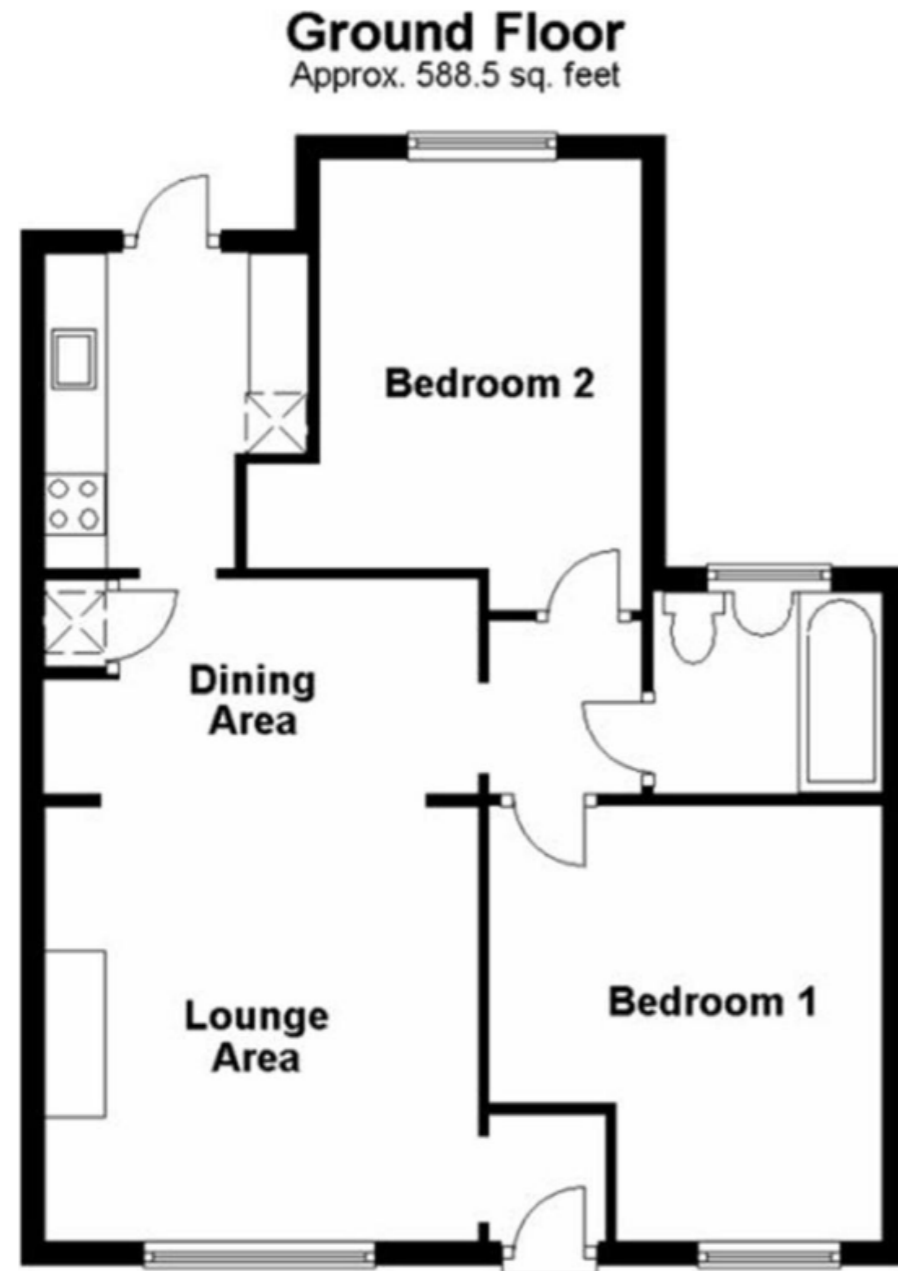




Kimber Estates



96 Poplar Drive, HERNE BAY, Kent, CT6 7QA

£285,000 Freehold

Situated in a quiet road on the outskirts of coastal Herne Bay town within strolling distance of local shops and the beach, this two bedroom bungalow standing on a good size plot. Road and rail links for The Cathedral City of Canterbury plus the very pretty town of Whitstable are nearby and there is excellent bus services into both towns. This particular residence offers two bedrooms, shower room, lounge/diner, kitchen with doors leading to the rear garden. There is a delightful, sunny rear garden plus off street parking to the front. Please call to book an internal visit today.

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Ground Floor

Entrance Lobby

Double glazed entrance door to front.

Lounge

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to front, upright radiator, large built in shelved cupboard, television point, door leading to:

Kitchen

8'8 x 5'4 (2.64m x 1.63m)

Range of fitted floor, draw and wall cabinets, space and plumbing for washing machine and dishwasher, four burner gas hob with extractor canopy hood above and electric oven below, space for upright fridge/freezer, inset sink unit, tiled floor, double glazed door to rear.

Inner Lobby

Loft access, radiator.

Bedroom One

11'3 x 10'10 (3.43m x 3.30m)

Double glazed window to front, radiator. Large fitted wardrobes.

Bedroom Two

12'5 x 8'1 (3.79m x 2.47m)

Double glazed window to rear, radiator.

Bathroom

White suite comprising panelled bath unit with mains fed shower over and fitted shower screen, wash hand basin set in vanity unit, low level WC, radiator, double glazed frosted window to rear.

Outside

Rear Garden

Laid to lawn, timber decking, garden shed, outside tap, exterior sensor lighting.

Front Garden

Block paved frontage, outside tap.

Council Tax Band B

Driveway

Off road parking for several vehicles.

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	