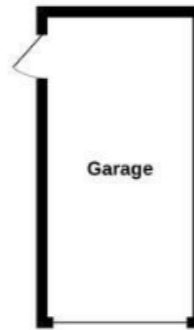




Kimber Estates



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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21 Hampton Gardens, Herne Bay, Kent, CT6 8BY

£269,995 Freehold

A lovely bungalow tucked away in a quiet cul-de-sac ideal for folk looking for a little bit of peace close to the sea. Although the property could do with some updating, there are some lovely features that are worthy of a mention including two pretty good size bedrooms, a lounge-diner and kitchen that overlook a pretty garden plus a drive and garage. There is a regular bus service into neighbouring Whitstable and The Cathedral City of Canterbury whilst Herne Bay town is just half a mile or so away. Chain Free Sale.



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Ground Floor

Entrance Hall

Loft hatch, cupboard housing hot water tank, radiator.

Kitchen

Fitted kitchen units, one and a half bowl sink unit, space and plumbing for washing machine, double glazed window to rear.

Lounge

Television point, radiator, double glazed doors to rear leading to a lean, wall mounted log effect fire.

Bedroom One

Double glazed window to front, radiator, fitted wardrobes. *matching furniture will be left*

Bedroom Two

Double glazed window to front, radiator, boiler set in cupboard.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, double glazed window to side.

Outside

Rear Garden

Enclosed rear garden, laid to lawn, flowing shrubs, patio, outside tap, access to front, raised boarders.

Front Garden

Open plan frontage, laid to lawn, extensive driveway (shared with next door).

Garage

Up and over door to front.

Council Tax Band C

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	