



83 Hampton Gardens, Herne Bay, Kent, CT6 8BY

£410,000 Freehold

This lovely three bedroom detached bungalow is situated in a quiet cul-de-sac on a corner plot ideal for folk looking for a little bit of peace close to the sea. Positioned on the Western side of Herne Bay the property is within easy reach of the mainline train station, Herne Bay seafront and Herne Bay town centre shops and other local amenities. Being offered with no onward chain so an internal viewing comes highly recommended. The layout comprises of entrance hallway, lounge-diner, kitchen, three double bedrooms, bathroom with bath and shower plus a double glazed conservatory. Outside the property is surrounded by gardens to both the front and rear. Additionally there is a detached garage to the side of the property and plenty of off street parking. We would urge serious potential buyers to make a hasty enquiry.

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GROUND FLOOR

Entrance Hallway

Double glazed entrance door, radiator, storage cupboard, loft hatch.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Lounge

Double glazed double doors into conservatory, double glazed window to side, radiator, television point.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled back above, stainless steel sink and drainer unit, space for oven with extractor fan over, space and plumbing for washing machine and fridge/freezer, double glazed window rear, radiator.

Bathroom

Paneled bathroom with shower attachment, shower cubicle, low level WC, wash hand basin, extractor fan, tiled walls, double glazed frosted windows to side.

Conservatory

Double glazed surround, door leading to garden.

OUTSIDE

Rear Garden

Enclosed rear garden mainly laid to patio with mature shrubs and flowering borders, garden shed, fenced surround and access to front.

Front Garden/ Driveway

Wrap around garden with flowering borders, established trees and block paved driveway with space for several vehicles.

Detached Garage

Up and over door to front, power and lighting.

(NB) At the time of advertising these are draft particulars awaiting approval of our sellers.

COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	