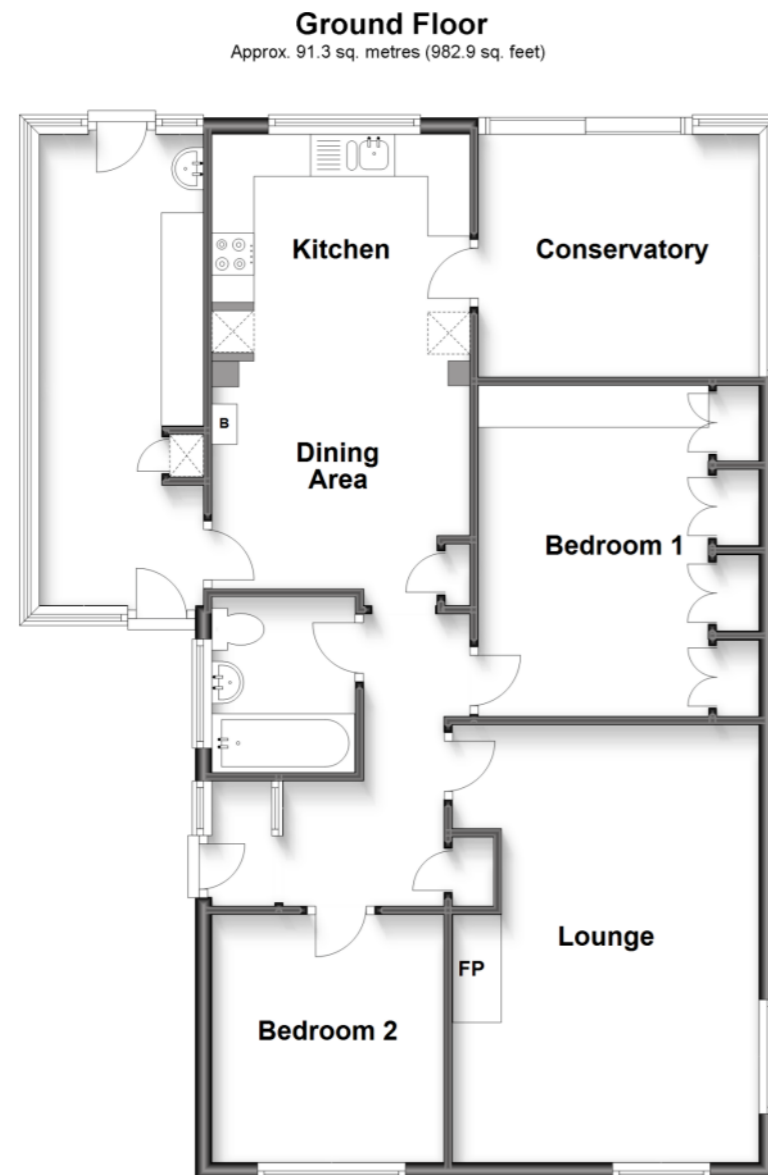




Kimber Estates



49 Cherry Gardens, Herne Bay, Kent, CT6 5QY

£325,000 Freehold

This detached residence is situated in the highly sought after 'Cherry Gardens' which is a particularly lovely cul-de-sac in central Herne Bay where all the properties are bungalows. It has an ideal location in a convenient spot with easy access to both train stations or bus stops, sea front, Herne Bay town centre shops and other local amenities including restaurants, cafes and convenience stores. The accommodation comprises two double bedrooms, bathroom, lounge, kitchen, garden room and conservatory. The property also benefits from having a driveway and secluded rear garden. There are some cosmetics works needed and extension potential (subject to planning permission) for anyone looking to put their own stamp on a property. The current owners have advised they previously had planning permission granted to convert the loft into extra living space.

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Ground Floor

Entrance Hallway

Front entrance door, storage cupboard.

Lounge

16' 9" x 11' 9" (5.11m x 3.58m) Double glazed window to front and side.

Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m) Double glazed window to front.

Bedroom One

12' 9" x 8' 8" (3.89m x 2.64m) Double glazed window to rear, range of built in wardrobes.

Bathroom

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

Kitchen

10' 0" x 8' 10" (3.05m x 2.69m) Matching wall and base units with tiled splash backs, stainless steel sink and drainer unit, oven, space for dishwasher, double glazed window to rear, opening to:

Dining Area

10' 0" x 8' 10" (3.05m x 2.69m)

Garden Room

20' 3" x 6' 8" (6.17m x 2.03m) Wall and base units with space for washing machine, tiled splash backs, double glazed frosted windows to side, double glazed door to rear leading to the garden.

Conservatory

10' 4" x 9' 4" (3.15m x 2.84m) Double glazed surround, double glazed sliding doors to rear leading to the garden.

Outside

Front Garden

Mainly laid to lawn, driveway providing off road parking.

Rear Garden

Enclosed rear garden, mainly laid to lawn, paved patio area, shed.

Council Tax Band C

NB

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

** Some curtains, nets and blinds and the washing machine are being included in the sale **



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	