



74 Margate Road, Herne Bay, Kent, CT6 7BJ

£325,000 Freehold

This well presented two-bedroom semi-detached bungalow is located on the outskirts of Herne Bay in the semi-rural village of Broomfield, on Margate Road. You enter into a central hallway, with one bedroom and the light and airy sitting room to the front, a modern shower room, fitted kitchen, dining area and the large master bedroom with fitted wardrobes are to the rear of the property. Externally the rear garden is mostly laid to lawn with wide side access leading to the front garden and driveway with space for several vehicles. The garden also offers a garden studio which currently houses a sauna but could be used as a home office. A detached garage completes the picture. Homes in this area are always highly sought after due to the close access to amenities such as village post office and pub both a short walk away, excellent transport links with bus stops on the road and larger shops.

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GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front, radiator, loft access, built in cupboard with shelves, laminate flooring.

Lounge

Double glazed window to front, radiator, feature fireplace, laminate flooring.

Bedroom One

Double glazed French doors to rear leading to garden, radiator, range of fitted wardrobes, laminate flooring.

Bedroom Two

Double glazed windows to front and side, radiator, laminate flooring.

Shower Room

Double shower stall with mains fed fitted shower, pedestal wash hand basin and low level WC set in vanity unit, heated towel rail, double glazed frosted window to side, fully tiled walls and flooring.

Kitchen-Diner

Fitted kitchen with range of matching wall and base units with complementary work surfaces and tiled splash backs over, stainless steel sink and drainer unit, four burner induction hob with extractor fan over and electric oven below, space and plumbing for washing machine, integrated dishwasher, integrated 70/30 fridge/freezer, double glazed bi-fold doors to rear, radiator, tiled flooring.

OUTSIDE

Rear Garden

Mainly laid to lawn with mature shrubs and flowering borders, raised decking and patio areas, timber garden shed, access to front via, personal access to garage, private area to rear with hot tub, fenced surround.

Garden Studio: An ideal structure which could be used as an area to socialise, work from home or a great space for relaxing in. Double glazed window to front, double glazed door, power and light.

Driveway

With space for two vehicles.

Garage

Up and over door to front, side access, power and light.

COUNCIL TAX BAND C

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	