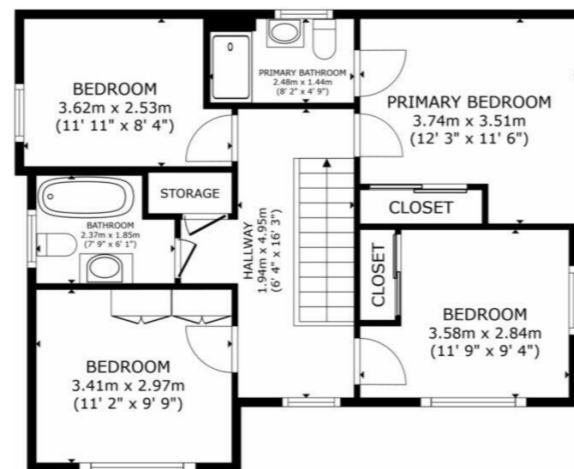
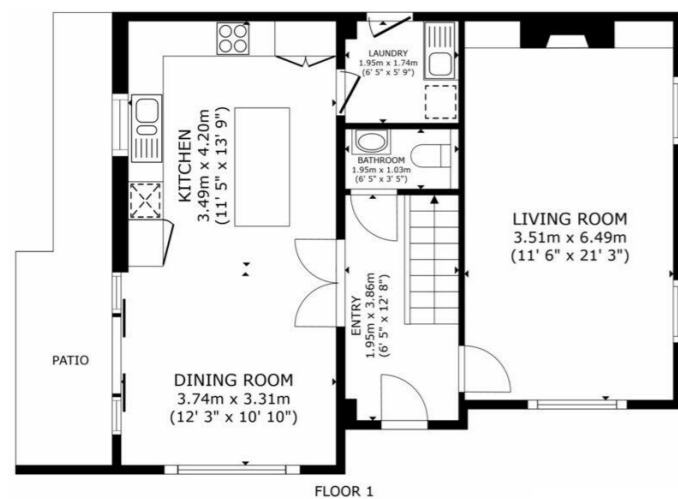




Kimber Estates



9 Bancord Avenue, Herne Bay, Kent, CT6 5EN

£500,000 Freehold

Built by Redrow Homes on the prestigious Fairway Development, this executive residence is in immaculate condition and has tasteful décor throughout. The property is positioned on a nice road with easy access to all the estate has to offer with a new supermarket, play parks, sports centre including Herne Bay Tennis and Hockey Club. The design of this property captures the essence of traditional house building with modern features including a wonderful open plan arrangement with a fully fitted kitchen-diner alongside a separate lounge to the front plus a utility room and cloakroom. All the bedrooms upstairs are doubles, the primary bedroom having a lovely en-suite shower room alongside a modern family bathroom. This property was built on a good plot and has a great size rear garden plus ample parking with a large driveway and garage. This is an excellent home of quality and character, built with pride to offer a solid foundation for family life.



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GROUND FLOOR

Entrance Hallway

6' 5" x 12' 8" (1.96m x 3.86m)

Cloakroom

6' 5" x 3' 5" (1.96m x 1.04m)

Lounge

11' 6" x 21' 3" (3.51m x 6.48m)

Kitchen

11' 5" x 13' 9" (3.48m x 4.19m)

Dining Room

12' 3" x 10' 10" (3.73m x 3.30m)

Utility Room

6' 5" x 5' 9" (1.96m x 1.75m)

FIRST FLOOR

Landing

6' 4" x 16' 3" (1.93m x 4.95m)

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)

En Suite

8' 2" x 4' 9" (2.49m x 1.45m)

Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom Four

11' 11" x 8' 4" (3.63m x 2.54m)

Bathroom

7' 9" x 6' 1" (2.36m x 1.85m)

OUTSIDE

Rear Garden

Driveway & Garage

COUNCIL TAX BAND E

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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	