



79 Carlton Hill, Herne Bay, Kent, CT6 8HP

£375,000 Freehold

This vacant detached bungalow is situated on a generous plot with garage to the side, has lots of potential. Located on Carlton Hill just a short walk from the seafront and train station. Internally the bungalow is in need of modernization throughout with the layout lending itself to make a fantastic family home. The wide hallway leads to all the rooms, including a large light and airy lounge to the front, two good size bedrooms and the kitchen to the rear. To the side of the bungalow is a large garage and outside a good size rear garden to make your own. The location makes this property perfect with local shops, schools, transport links including bus stops and train station, local schools, and a beautiful seafront all within comfortable walking distance. The home is offered with NO ONWARD CHAIN.

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Ground Floor

Entrance Hallway

Front entrance door, radiator.

Lounge

Double glazed bay window to front, double glazed window to side, radiator, fireplace with brick feature surround, television point.

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Kitchen

Range of matching wall and base units with complementary work surfaces over and tiled splash backs above, radiator, stainless steel sink and drainer unit, oven and grill, four burner induction hob, space for fridge/freezer, space for washing machine, double glazed window to rear and side, double glazed door to rear leading to rear garden.

Bathroom

Paneled bath unit, low level WC, pedestal wash hand basin, double glazed frosted window to rear.

Outside

Rear Garden

Mainly laid to lawn with mature trees, shrubs and flowering borders, greenhouse, raised patio area, side access.

Front Garden

Enclosed frontage, mainly laid to lawn, mature shrubs and a driveway.

Garage

Detached garage with up and over door to front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	