



76 Greenhill Road, HERNE BAY, Kent, CT6 7QW

£275,000 Freehold

This two bedroom semi detached bungalow is situated in the popular residential area of Greenhill, close to local shops, bus routes, motorway links, Herne Bay High School and local primary school. The property is set back from the road and offers nicely laid out accommodation comprising entrance hall, two bedrooms, bathroom, an attractive lounge-diner, kitchen plus a utility porch to the rear creating further storage space. Outside is a decent size rear garden offering a westerly aspect, mainly laid to lawn with a garden shed. The property also benefits from a large frontage with plenty space for parking.



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## Ground Floor

### Entrance Hall

Front entrance door to side.

### Lounge/Diner

16' 9" x 11' 6" (5.11m x 3.51m) Double glazed doors to rear leading to the garden, radiator.

### Kitchen

11' 5" x 9' 2" (3.48m x 2.79m) Matching wall and base units, sink and drainer unit, space for washing machine, space for tumble dryer, space for cooker, double glazed window to side, double glazed window to rear, door leading to:

### Utility Porch

7' 0" x 8' 8" (2.13m x 2.64m) Double glazed window to rear, door to side leading to the garden.

### Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m) Double glazed window to front, radiator.

### Bedroom Two

10' 0" x 9' 2" (3.05m x 2.79m) Double glazed window to front, radiator.

### Bathroom

P shaped bath, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed frosted window to side.

## Outside

### Rear Garden

Mainly laid to lawn, wooden shed, side access.

### Front Garden

Mainly laid to lawn, driveway providing off road parking.

### Council Tax Band B

### 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 |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         | 87        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 56                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |