



38 Bullers Avenue, Herne Bay, Kent, CT6 8UH

£275,000 Freehold

This two bedroom semi detached bungalow is situated in a convenient central location within easy reach of the mainline station, seafront, Herne Bay town centre shops and other local amenities. The property is being offered with no onward chain so an internal viewing comes highly recommended. Internally the bungalow benefits from a lounge, kitchen, two double bedrooms, shower room and conservatory. Outside there are gardens to the front and rear. Ideal for retirement or a small family. We would urge serious potential buyers to make a hasty enquiry.

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Ground Floor

Hallway

Loft hatch

Bedroom One

10' 10" x 10' 5" (3.31m x 3.17m) Double glazed window to rear, radiator.

Kitchen

10' 11" x 10' 11" (3.32m x 3.32m) Double glazed window to side, stainless steel sink and drainer unit, selection of matching wall and base units, boiler, radiator, tiled splash back, double glazed sliding doors to garden.

Lounge

12' 0" x 11' 10" (3.65m x 3.61m) Double glazed bay window to front.

Conservatory

7' 11" x 11' 1" (2.41m x 3.38m) Double glazed door to garden.

Shower Room

4' 11" x 7' 7" (1.50m x 2.30m) Wash hand basin with cupboard under, low level WC, walk in shower, fully and partially tiled walls, double glazed window to side.

Bedroom Two

9' 9" x 9' 4" (2.98m x 2.85m) Double glazed window to front.

Outside

Rear Garden

Patio, side access, shed/greenhouse.

Front Garden

Stone area, enclosed boarders.

Council Tax Band B

NB

These are draft particulars and we are awaiting approval of our sellers.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 63 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |