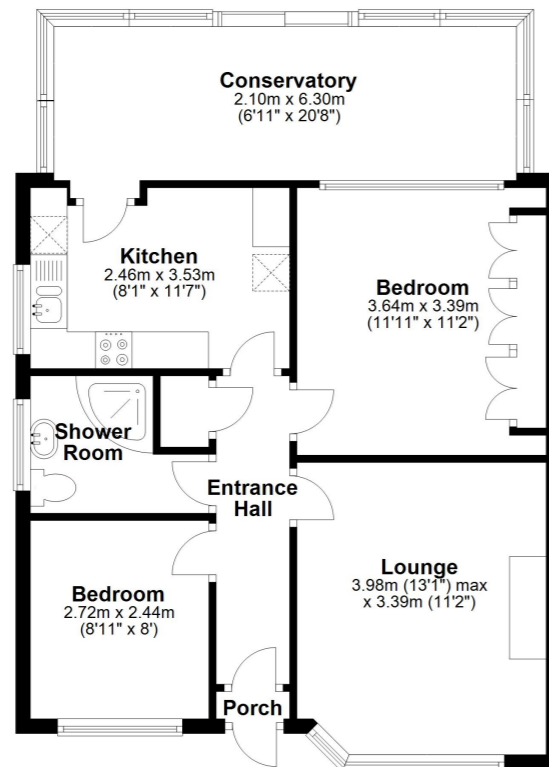




## Semi-detached Bungalow

Approx. 66.2 sq. metres (712.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.1 sq. feet)  
1 Woodland Road, Heme Bay



1 Woodland Road, Heme Bay, Kent, CT6 7RL

£310,000 Freehold

Being offered with vacant possession, this two bedroom semi-detached bungalow is being offered to the market in a quiet part of Greenhill. This is being offered with no onward chain and is ready to move straight into. The property has ample space and a secluded rear garden which has a patio area and three sheds ideal for storage. The accommodation comprises entrance hallway, lounge, kitchen, bathroom, two bedrooms and conservatory. To the front of the property is a car port and driveway providing off road parking. If quiet living is what you are after and being all on one level this is the home for you.

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## Ground Floor

### Reception Hall

Front entrance door, loft hatch providing access to ample storage space, airing cupboard.

### Lounge

13' 1" x 11' 2" (3.99m x 3.40m) Double glazed window to front, radiator, electric fireplace.

### Bedroom Two

8' 11" x 8' 0" (2.72m x 2.44m) Double glazed window to front, radiator.

### Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m) Double glazed window to rear, radiator.

### Shower Room

Double glazed frosted window to side, corner shower, vanity wash hand basin, low level WC, heated towel rail, partially tiled walls.

### Kitchen

8' 1" x 11' 7" (2.46m x 3.53m) Matching wall and base units, one and a half bowl sink and drainer unit, tiled splash backs, electric hob and oven, boiler, space for washing machine, space for electric cooker, space for fridge freezer, radiator, double glazed window to side, double glazed window to rear, double glazed frosted door to rear leading to the conservatory.

### Conservatory

6' 11" x 20' 8" (2.11m x 6.30m) Double glazed windows to rear, sliding doors to rear leading to the garden, radiator.

## Outside

### Front Garden

Open plan frontage, block paved driveway providing off road parking.

### Rear Garden

Mainly laid to lawn, three sheds, patio area, mature trees and shrubs, side access.

### 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		86
(69-80)	C		
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	