



88 Glenbervie Drive, Herne Bay, Kent, CT6 6QN

£375,000 Freehold

A great opportunity to purchase this semi-detached house situated in the desirable village location of Beltinge close to local shops, cliff top walks and primary school. The property benefits from spacious rooms throughout with the ground floor comprising a contemporary kitchen/breakfast room, downstairs cloakroom, good size lounge leading to the large conservatory. To the first floor are three good size bedrooms with en-suite shower room to the primary bedroom as well as a family bathroom. Externally, there is a large patio area leading to a well presented garden with an entertaining area. To the front there is a garage and driveway providing off road parking for multiple vehicles. This house would be ideal for a family. An early viewing is advised to appreciate the accommodation and location of this property.

Ground Floor

Entrance Hall

Double glazed front entrance door to side, stair case to first floor, under stairs storage cupboard, radiator.

Cloakroom

Low level WC, wash hand basin, radiator, double glazed frosted window to side.

Kitchen/Breakfast Room

9' 11" x 15' 1" (3.02m x 4.60m) Matching wall and base units with oak work surfaces over and tiled splash backs, breakfast bar, stainless steel one and a half bowl sink and drainer unit, space for RangeMaster style cooker, extractor canopy over, space for American style fridge freezer, space for washing machine and tumble dryer, space for dishwasher, two double glazed windows to front.

Lounge

11' 8" x 15' 1" (3.56m x 4.60m) Two radiators, double glazed window to side, double glazed sliding doors to rear leading to:

Conservatory

10' 2" x 14' 1" (3.10m x 4.29m) Double glazed windows to rear, double glazed French doors leading to garden, radiator, tiled flooring.

First Floor

First Floor Landing

Loft access, cupboard housing boiler, radiator.

Bedroom One

9' 11" x 9' 7" (3.02m x 2.92m) Two double glazed windows to front, built in wardrobe, radiator, door to:

En-Suite Shower Room

Shower, low level WC, wash hand basin, radiator, double glazed frosted window to side.

Bedroom Two

11' 8" x 7' 9" (3.56m x 2.36m) Double glazed window to rear, radiator.

Bedroom Three

9' 2" x 7' 0" (2.79m x 2.13m) Double glazed window to rear, storage cupboard, radiator.

Bathroom

6' 10" x 5' 9" (2.08m x 1.75m) Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, double glazed frosted window to side.

Outside

Rear Garden

Raised patio area with flowering borders, laid to lawn area, established shrubs, entertaining area, door to garage.

Front Garden

Open plan frontage, driveway providing off road parking.

Garage

Up and over door to front, power and lighting, door to rear leading to the garden.

Council Tax Band D

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	