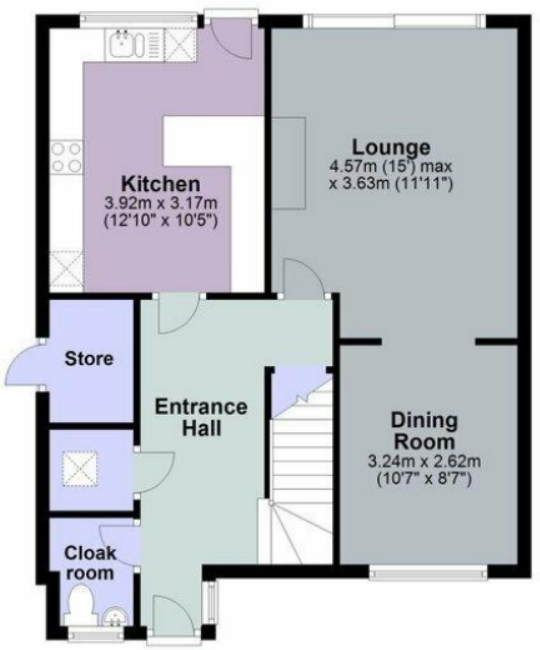


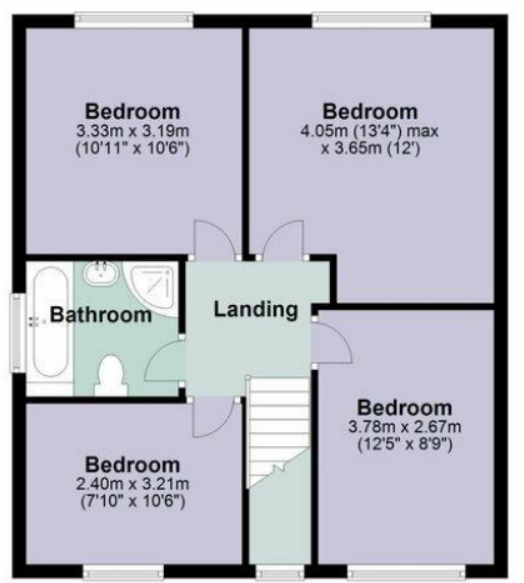
KE



Ground Floor
Approx. 56.6 sq. metres (608.9 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 sq. feet)
47 Clifftown Gardens, Herne Bay



47 CLIFFTOWN GARDENS, HERNE BAY,
KENT. CT6 8DE

£350,000
Freehold

ABOUT THE PROPERTY

Kimber Estates are delighted to present to the market this well presented four bedroom house located in the popular residential location of Clifftown Gardens, Herne Bay. Inside the property comprises a downstairs cloakroom, an inviting entrance hall with two large storage cupboards which leads through to the light and airy lounge overlooking the rear garden, a second reception room which can be used for a variety of purposes such as a home office, dining room or snug plus a modern fitted kitchen which offers ample work surfaces, storage space and a breakfast bar with space for bar stools. Upstairs offers four decent size bedrooms and a four piece modern family bathroom. The well tended garden is mainly laid to lawn area with established flowering borders. To the side of the home is an external storage cupboard ideal for workshop tools and garden furniture to be stored. To the front of the home is a block paved driveway offer off street parking for several vehicles. Located on the Western side of Herne Bay the area is a really popular family location, with it being within close proximity to the seafront and park, schools and the mainline train station, as well as a number of local amenities.

FEATURES

- Two Reception Rooms
- Off Road Parking
- Four Double Bedrooms
- Semi Detached Family Home
- Located in Hampton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(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	

Ground Floor

Entrance Hall

Front entrance door, window to side, staircase to first floor, storage cupboard, radiator.

Cloakroom

Double glazed window to front, low level WC, pedestal wash hand basin.

Dining Room

10' 7" x 8' 7" (3.23m x 2.62m) Double glazed window to front, radiator, doors to:

Lounge

15' 0" x 11' 11" (4.57m x 3.63m) Double glazed sliding doors to rear leading to the garden, feature fireplace.

Kitchen

12' 10" x 10' 5" (3.91m x 3.17m) Matching wall and base units, one and half bowl sink and drainer unit, electric hob with extractor canopy over, eye level fitted double oven, breakfast bar, double glazed window to rear and door to rear leading to the garden.

First Floor

Landing

Double glazed window to front.

Bedroom One

13' 4" x 12' 0" (4.06m x 3.66m) Double glazed window to rear, radiator.

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m) Double glazed window to rear, radiator.

Bedroom Three

12' 5" x 8' 9" (3.78m x 2.67m) Double glazed window to front, radiator.

Bedroom Four

7' 10" x 10' 6" (2.39m x 3.20m) Double glazed window to front, radiator.

Bathroom

Panelled bath, corner shower, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls, double glazed frosted window to side.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, paved patio area, side access.

Front Garden

Laid to lawn, block paved driveway providing off road parking.

Council Tax Band D

NB

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

