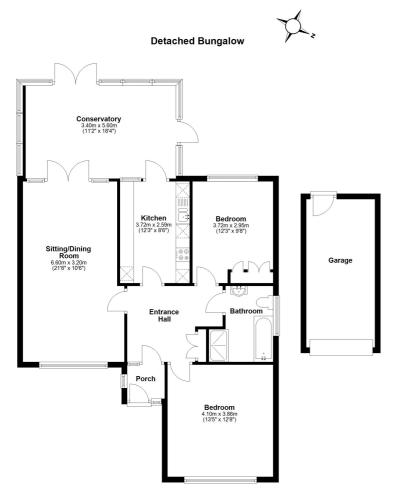
# Kimber Estates



Total area: approx. 97.0 sq. metres (1043.9 sq. feet) 16 Coventry Gardens, Herne Bay



## 16 Coventry Gardens, Herne Bay, Kent, CT6 6SD

# £495,000 Freehold

Located in the heart of Beltinge which is an endearing village, renowned for it's beautiful cliff top walks, a good selection of shops, doctors surgery and regular bus service into nearby Herne Bay town. This particular property offers nicely set out accommodation with two good size bedrooms, a family bathroom, a lovely lounge with plenty of space for a dining table and chairs, a fitted kitchen alongside a conservatory with views across the garden. Outside, the rear garden is particularly worthy of mention - it enjoys a sunny aspect and offers a good degree of privacy. There is also the benefit of ample parking plus a garage. This lovely detached residence comes to the market with no forward chain!

Kimber Estates 106 High Street Herne Bay Kent CT6 5LE

01227 389 998 hernebay@kimberestates.co.uk



Kimber Estates 01227 389 998 hernebay@kimberestates.co.uk





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#### **Ground Floor**

#### Porch

Double glazed front door, cupboard housing electric boiler, double glazed window to side.

#### Hallway

Radiator, cloak cupboard, loft hatch.

#### Kitchen

Double glazed window and door to conservatory, stainless steel sink and drainer unit, gas hob, extractor hood, electric oven, microwave, integral fridge/freezer, integral washing machine and dishwasher, selection of matching wall and base units.

#### Lounge

Double glazed window to front, double glazed doors to:

#### Conservatory

Double glazed windows and door to side and rear, radiator.

#### **Bedroom One**

Double glazed window to front.

#### Bedroom Two

Double glazed window to rear.

#### Bathroom

Double glazed window to side, double shower, panelled bath, low level WC, wash hand basin with cupboard under.

### Outside

#### Garage

Up and over door.

#### **Rear Garden**

Side access, laid to lawn, shed, patio area, fully enclosed.

#### **Front Garden**

Shingled boarders, driveway for two/three cars.

#### **Council Tax Band D**

#### NB

At the time of advertising, these are draft particulars awaiting approval from our seller.







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