



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

£495,000 Freehold

Located in the heart of Beltinge which is an endearing village, renowned for its 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!

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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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 86 |

England, Scotland & Wales

EU Directive 2002/91/EC