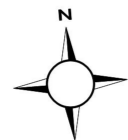
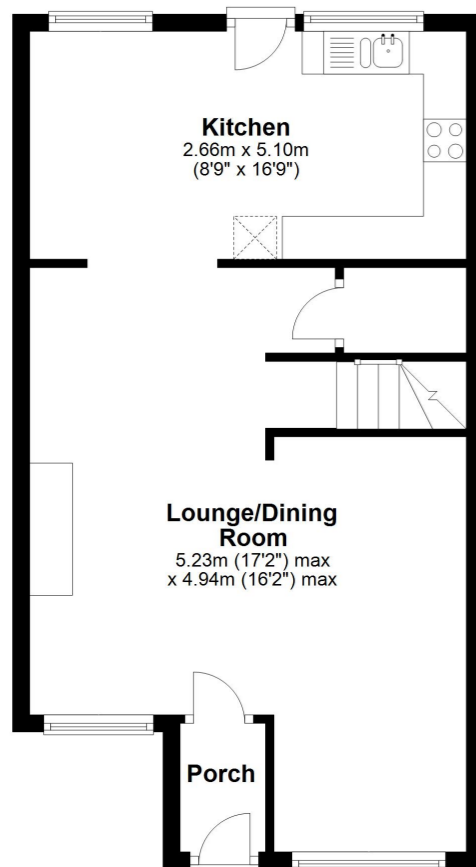




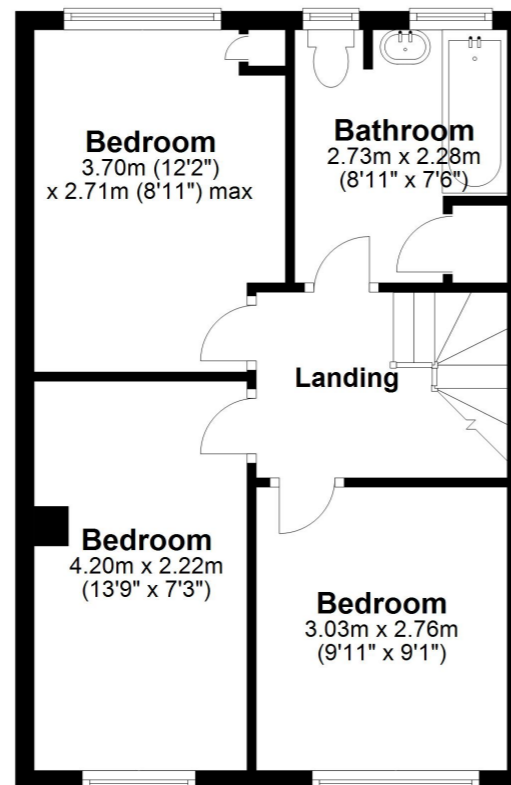
Kimber Estates



Ground Floor
Approx. 46.1 sq. metres (496.2 sq. feet)



First Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)
16 Darrell Close, Herne Bay



16 Darrell Close, Herne Bay, Kent, CT6 7QQ

£285,000 Freehold

Located on the outskirts of Herne Bay, this family home is ideally situated in the popular area of Greenhill in a cul de sac location which is ideally situated for direct access to motorway links as well as Primary and secondary schools which are all within walking distance plus bus routes serve the area going between Herne Bay, Whitstable, and Canterbury are all close by. This three bedroom terraced house has been converted to enlarge the lounge to a good size L shaped reception area, modern kitchen/diner with doors to the rear garden, upstairs you have two double bedrooms and a single bedroom with a bathroom and off road parking to the front of the property.



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Ground Floor

Entrance Porch

Double glazed front entrance door, porch door to:

Entrance Hall

Double glazed window to front, cupboard providing space for washing machine and tumble dryer, radiator.

Lounge

17' 2" x 16' 2" (5.23m x 4.93m) Double glazed window to front, radiator.

Kitchen/Diner

8' 9" x 16' 9" (2.67m x 5.11m) A range of matching wall and base units, tiled splash backs, ceramic sink and drainer unit, electric oven, four gas burner hob with extractor canopy over, space for fridge, radiator, two double glazed windows to rear, double glazed door to rear leading to the garden.

First Floor

Landing

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m) Double glazed window to rear, cupboard housing boiler, radiator.

Bedroom Two

13' 9" x 7' 3" (4.19m x 2.21m) Double glazed window to front, radiator.

Bedroom Three

9' 11" x 9' 1" (3.02m x 2.77m) Double glazed window to front, radiator.

Bathroom

8' 11" x 7' 6" (2.72m x 2.29m) Panelled bath, pedestal wash hand basin, low level WC, partially tiled walls, airing cupboard, two double glazed frosted windows to rear.

Outside

Front Garden

Open plan frontage providing off road parking.

Rear Garden

Enclosed rear garden, mainly laid to lawn, shed.

Council Tax Band C

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		
(69-80)	C		
(55-68)	D	68	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	