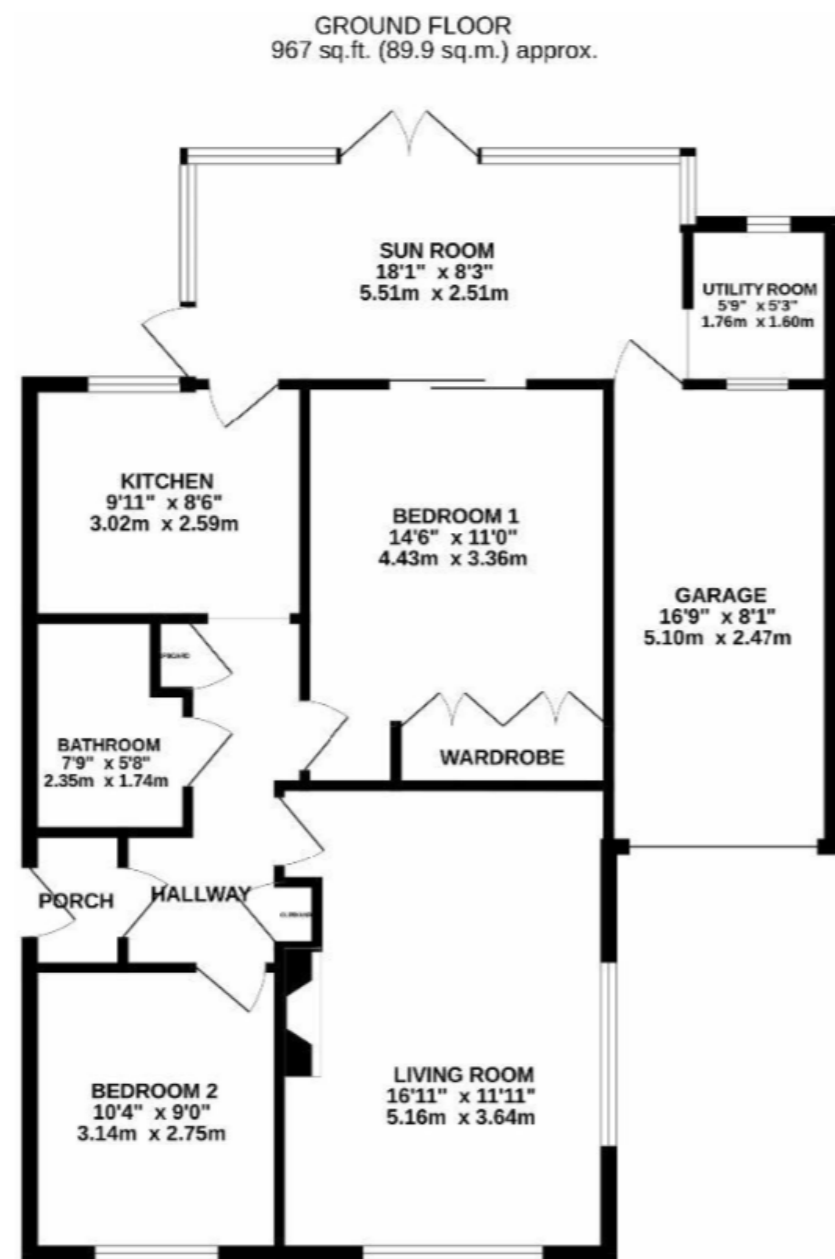




Kimber Estates



56 Ivanhoe Road, Heme Bay, Kent, CT6 6EQ

Offers in Region of £355,000 Freehold

A comfortably proportioned detached bungalow with a delightful rear garden, situated in a superb location within strolling distance of the town's pretty sea front and promenade with a good selection of shops and excellent road links to The Cathedral City of Canterbury. The property comprises lounge, kitchen, two double bedrooms, shower room, utility room and large conservatory. There is a driveway providing off street parking for several vehicles plus a garage providing further storage space. With plenty potential and being offered with no onward chain, we encourage any potential purchasers to book an appointment to visit.

A comfortably proportioned detached bungalow with a delightful rear garden, situated in a superb location within strolling distance of the town's pretty sea front and promenade with a good selection of shops and excellent road links to The Cathedral City of Canterbury. The property comprises lounge, kitchen, two double bedrooms, shower room, utility room and large conservatory. There is a driveway providing off street parking for several vehicles plus a garage providing further storage space. With plenty potential and being offered with no onward chain, we encourage any potential purchasers to book an appointment to visit.

Ground Floor

Porch

Entrance Hall

Bedroom Two

10' 4" x 9' 0" (3.15m x 2.74m) Double glazed window to front.

Lounge

16' 11" x 11' 11" (5.16m x 3.63m) Window to front and side, radiator, feature fireplace.

Bedroom One

14' 6" x 11' 0" (4.42m x 3.35m) Sliding doors to rear leading to sun room, radiator, built in wardrobes.

Bathroom

7' 9" x 5' 8" (2.36m x 1.73m) Walk in shower, low level WC, wash hand basin set in vanity unit, partially tiled walls, double glazed frosted window to side.

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, four gas burner hob, space for washing machine, space for dishwasher, oven, boiler, double glazed window to rear, door to rear leading to the garden.

Utility Room

5' 9" x 5' 3" (1.75m x 1.60m)

Sun Room

18' 1" x 8' 3" (5.51m x 2.51m) Double glazed doors and windows to rear and side leading to the garden, radiator.

Outside

Front Garden

Enclosed frontage, driveway providing off road parking.

Rear Garden

Laid to lawn, paved patio area, mature trees and shrubs, summerhouse, shed.

Garage

16' 9" x 8' 1" (5.11m x 2.46m)

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	59	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	