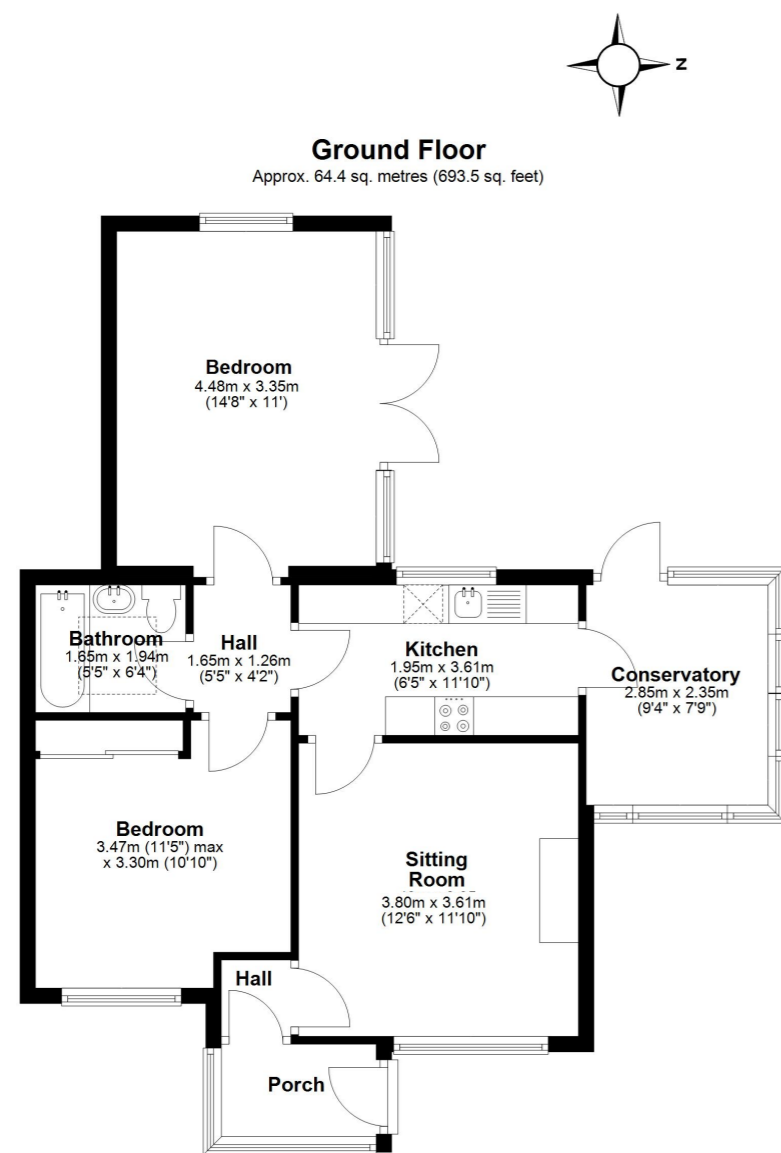




Kimber Estates



Total area: approx. 64.4 sq. metres (693.5 sq. feet)



86 Poplar Drive, Heme Bay, Kent, CT6 7QA

£320,000 Freehold

Situated in a quiet road on the outskirts of coastal Heme Bay town within strolling distance of local shops and the beach, this two bedroom end of terrace bungalow standing on a good size corner plot. Road and rail links for The Cathedral City of Canterbury plus the very pretty town of Whitstable are nearby and there is excellent bus services into both towns. This particular residence offers two bedrooms, bathroom, lounge, kitchen leading to the double glazed conservatory. There is a delightful, sunny rear garden plus off street parking to the front. Please call to book an internal visit today.



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GROUND FLOOR

Entrance Porch

Double glazed entrance door, double glazed surround.

Entrance Hallway

Door into:

Lounge

Double glazed window to front, radiator.

Kitchen

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, four burner gas hob with electric oven below and extractor fan above, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, double glazed window to rear, door to conservatory.

Inner Hallway

Loft hatch.

Bedroom One

Double glazed window to rear, double glazed doors leading to rear garden, vertical radiator, television point (used as the lounge by the current owners).

Bedroom Two

Double glazed window to front, radiator, built in wardrobes.

Bathroom

Modern bathroom comprising paneled bath unit with shower over, pedestal wash hand basin, low level WC, double glazed velux window, fully tiled walls and flooring.

OUTSIDE

Rear Garden

Wrap around rear garden mainly laid to lawn and patio, mature shrubs and flowering borders, shingled pathway, garden shed, fenced surround, gate leading to driveway.

Front Garden

Mainly laid to lawn with mature shrubs and flowering borders, fenced surround.

Driveway

Shingled with space for two/three cars.

COUNCIL TAX BAND B

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+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	