



Total area: approx. 87.4 sq. metres (941.2 sq. feet)



10 Upper Free Down, Herne Bay, Kent, CT6 7DG

£335,000 Freehold

Kimber Estates are excited to bring to the market this lovely two bedroom (formally 3 bed) semi-detached bungalow, located in a quiet cul-de-sac in the lovely village of Herne. The layout of this property flows well with a nice reception hall, two double bedrooms, kitchen/diner, bathroom and lounge which leads out to a good size rear garden which offers both a patio area and lawned area. There is also parking and a detached garage giving you plenty of parking to the front of the property. Located in the idyllic village of Herne with excellent nearby links into The Cathedral City of Canterbury, coastal Herne Bay and neighbouring Whitstable town. There is a highly regarded school nearby, cluster of shops, a historic church and even a micro pub. An internal viewing comes highly recommended.

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GROUND FLOOR

Entrance Hallway

Double glazed entrance to front, radiator, loft hatch with ladder attachment, access to all rooms.

Kitchen-Diner

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, four burner induction hob with extractor fan over, integrated eye level Neff oven, sink and drainer unit with mixer tap over, space and plumbing for washing machine, dishwasher, under counter fridge and freezer, double glazed window to side.

Dining Area

Double glazed window to front, radiator, double glazed door to side, telephone point.

Side Porch

Access to front, garden and garage.

Bedroom One

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

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Paneled bath unit with shower over, wash hand basin, low level WC, two double glazed frosted windows to side.

Lounge-Dining Room

Double glazed doors to rear leading to garden, radiator, free-standing fireplace, telephone point and sky point, television point.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio area, mature shrubs and flowering borders, fenced surround and access to front.

Front Garden

Open plan frontage partly laid to lawn with a driveway providing off-road parking for several vehicles.

Garage

Up and over door to front, power and light, door to side.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	