



9a Broomfield Road, Herne Bay, CT6 7AY



SET BACK FROM THE MAIN ROAD BY A GOOD SIZE FRONT GARDEN WITH A LONG DRIVE WAY IS THIS ELEVATED 3 BEDROOM MODERN DETACHED BUNGALOW BUILT ON A GENEROUS PLOT LOCATED IN A PLEASANT SEMI RURAL AREA OF HERNE BAY CLOSE TO THE VILLAGE OF HERNE . OFFERED WITH NO FORWARD CHAIN .GAS CENTRAL HEATING AND DOUBLE GLAZING . LARGE REAR GARDEN .SCOPE FOR IMPROVEMENT .

£595,000 Freehold



Spacious Entrance Hall

large built in cupboard , power points ,access to roof space with ladder. radiator ,power points , telephone point .

Front Bedroom

14'11" inclusive of door recess x 15'11" max width (4.55m inclusive of door recess x 4.87m max width)
south facing double glazed windows , power points , radiator ,

Spacious En-Suite shower /wc

recently fitted suite , comprising of concealed cistern wc suite , incorporating vanity washbasin ,shower unit , wall mounted heated towel rail ,

Recently fitted Family Bath/wc

9'4" x 7'6" (2.87m x 2.3m)

Panelled bath with fitted shower screen and shower unit , wc with concealed cistern , heated towel rail ,

Front Lounge (south facing)

17'3" x 12'9" max (5.26m x 3.89m max)

Double glazed window , radiator , tv point , power points , wall lights , feature working fireplace , , door to Kitchen /breakfast room

Kitchen/breakfast room

27'2" x 10'6" (8.29m x 3.22m)

approached via the hall or the Lounge , modern fitted units with underlighting, Range cooker with 5 burner hob incorporating a griddle , integrated fridge , 2 integrated freezers , stainless steel sink unit with one and a half bowls ,mixer tap and additional instant hot water tap ,large black extractor hood over the cooker .double glazed window facing rear garden , double glazed door to rear garden , pair of double glazed doors to rear garden ,

Back Bedroom

11'8" x 10'7" (3.56m x 3.23m)

radiator , power points , fitted modern wardrobes ,

Side Bedroom

11'4" into recess x 10'7" m (3.46m into recess x 3.25 m)

At present fitted with a base unit , recess for tumble drier , recess for washing machine , radiator , power points ,

Integrated Garage

Electric door , power and light .

Rear Garden

139'11" deep (42.67m deep)

Slightly elevated rear garden in 2 sections , front section mainly lawned with established flower borders , rear section large greenhouse , shed and lawn , Useful large semi-covered area to the rear of the property .

Front garden

60'0" x 60'0" max (18.29m x 18.29m max)

Elevated lawned area with flower borders , ,elevated drive way for several cars , side entrance with gate ,additional side entrance with double gates (storage area)



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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