



33 Clifftown Gardens, Herne Bay, Kent, CT6 8DE



.....NICELY PRESENTED AND COMFORTABLE 2 BEDROOM SEMI-DETACHED BUNGALOW , LOCATED ON THE POPULAR WEST SIDE OF TOWN WITHIN MINUTES OF HAMPTON BAY ,CONVENIENCE STORE , PUB AND LOCAL BUS ROUTE . IDEAL RETIREMENT PROPERTY WITH OFF ROAD PARKING AND ESTABLISHED GOOD SIZE SUNNY REAR GARDEN . THE WELL APPOINTED ACCOMODATION HAS A DOUBLE GLAZED CONSERVATORY /DINING ROOM JUST OFF THE KITCHEN , ALSO BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING . AVAILABLE AS CHAIN FREE UPON REQUEST ONLYVIEWING STRONGLY ADVISED

Offers In The Region Of £300,000 Freehold



Steps up to Main Door

Entrance Hall

Radiator, access to roof space, electric meter cupboard , telephone point , power points ,cloaks cupboard

Front Bedroom

8'10" x 9'10" (2.7m x 3m)

West facing room, radiator , power points

Front Lounge

15'8" x 11'3" (4.80m x 3.45m)

West facing room , radiator, power points, tv point , modern fire surround with coal effect gas fire (not tested)

Back Bedroom

11'11" x 11'2" (3.64m x 3.41m)

Over looking rear garden , radiator ,power points ,

Shower /wc

6'11" x 6'0" (2.11m x 1.83m)

Radiator , tiled walls shower cubicle, with independant shower unit , vanity washbasin , medicine cabinet, radiator

Kitchen

9'10" wide max x 8'11" max depth (3m wide max x 2.73m max depth)

Range of base units and wall cupboards, ceramic hob, recess for washing machine, electric cooker , extractor unit, built in microwave, integrated fridge/freezer, tiling ,power points ,radiator, gas boiler for central heating and hot water housed in wall cupboard , double glazed side window and double glazed door to Conservatory .

Double Glazed Conservatory

9'6" x 9'4" (2.9m x 2.85m)

East /southerly aspect , pitched roof with ceiling fan and light unit, views over rear garden ,power point . sliding patio door to decking and rear garden .

Rear Garden

70'0" deep max (21.34m deep max)

Well kept with established lawn and flower beds , 3 sheds , side access gate decking area with astro turf covering .

Front garden

Drive way , established flower beds



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems 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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) 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.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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