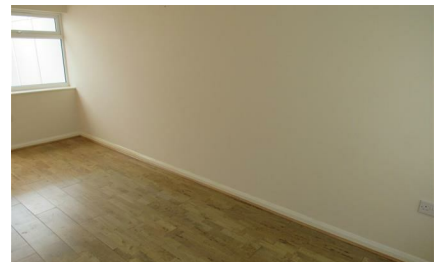




44 Highfields Avenue, Herne Bay, CT6 6LR



Vacant detached 2/3 bedroom spacious modern bungalow located in a cul-de-sac in a very popular village. The property would now benefit from updating. Large rear garden with useful outbuildings. Gas central heating & double glazing. Ample parking to front.



Offers Over £400,000 Freehold



Enclosed Entrance Porch

Entrance Hall

Radiator. Power points. Access to roof space. Cupboard and consumer unit.

Front Bedroom

10'2" x 9'0" (3.12m x 2.75m)

Radiator. Power points.

Front Bedroom

11'10" x 11'0" (3.63m x 3.37m)

Extensive range of fitted wardrobes. Bedside units. Chest of drawers.

Lounge/Dining Room

25'10" x 12'5" reducing to 11'11" (7.88m x 3.79m reducing to 3.65m)

Slightly split level floor. Patio doors to rear garden/ 2X radiators. Power points. Modern wall heater (inset) Light tunnel. Serving hatch to kitchen. Door to

Garage Conversion

17'7" x 7'6" (5.36m x 2.31m)

Radiator. Power points. Door and window to

Sun Room

15'8" x 9'2" (4.78m x 2.80m)

Light construction. Power points. Pair of door to rear garden. Double glazed.

Shower Room/WC

Low level WC suite. Walk in shower cubicle adapted by design for disabled person (s) convenience. Radiator.

Vanity wash hand basin. Shaver socket. Double glazed window. Tiled walls.

Kitchen

11'2" x 9'0" wide (3.42m x 2.76m wide)

Base units and wall cupboards. Gas hob. Stainless steel 1/2 bowl sink unit. Integrated electric oven, Power points. Radiator. Integrated dish washer. Double glazed window over looking garden. Door to side passage with access to the front and rear of the property.

OUTSIDE

Rear Garden

approx 96' (approx 29.26m)

Large mature rear garden requires some attention. Pond and large shed/workshop. Shed . Greenhouse.

Front Garden

Flower beds. Paved drive for 2/3 cars.



Detached Bungalow
Main area: approx. 112.9 sq. metres (1214.8 sq. feet)
Plus outbuildings approx. 14.3 sq. metres (152.9 sq. feet)



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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.

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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