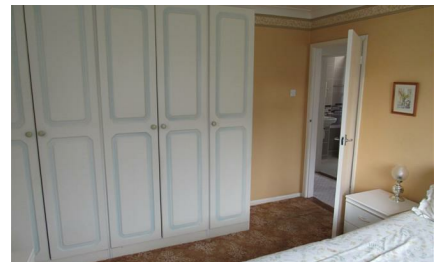




77 Herne Avenue, Herne Bay, CT6 6EW



Vacant 2 bedroom detached bungalow located on the east side of town in a popular residential area. Would now benefit from some modernising to make a comfortable home with a generous sunny rear garden. Electric heating & double glazing. Garage and off road parking.



Offers In The Region Of £300,000 Freehold



Entrance Porch

L shaped Entrance Hall

Access to roof and ladder. Consumer unit.

Front Bedroom

10'11" x 8'5" (3.34m x 2.58m)

Double glazed and secondary glazing. Television point. Storage radiator. Power points. Wall lights.

Front Bedroom

11'11" x 11'4" (3.64m x 3.47m)

Double glazed window and secondary double glazing. Side window. Storage radiator. Power points.

Wet Room

7'11" max x 4'5" max (2.43m max x 1.37m max)

Adapted modern wet room. Walk in shower with curtain. Mira Advante shower control. Low level WC suite. Heated towel rail. Wash basin. Mirror. Medicine cabinet. tiled walls. Water proof flooring.

Lounge (rear)

13'10" x 11'5" (4.24m x 3.5m)

Overlooking garden facing west. Fireplace with electric coal effect fire. 2 side windows. Wall lights. Television point. Power points. Double glazed patio doors to garden. telephone point.

Kitchen (rear)

10'10" x 7'11" (3.32m x 2.42m)

Range of wall cupboards and base units. Sink unit and mixer tap. Rear and side window. Door to side. storage heater. Recess for electric cooker. Plumbed for washing machine.

OUTSIDE

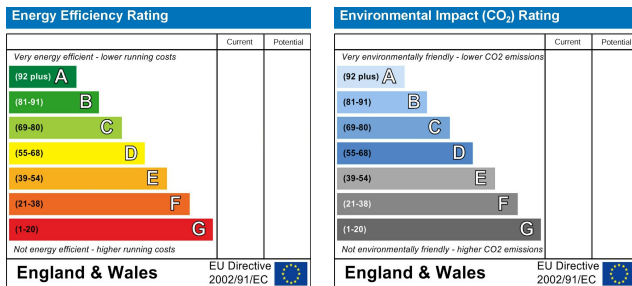
Rear Garden

approx 50 depth (approx 15.24m depth)

Mature south west facing garden. Laid to lawn with flower beds. Trees. patio. Decking area. Hose tap. Side garden and gate.

Garage

Garage detached from bungalow but attached to neighbours garage. Additional side entrance.



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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