



14a Vauxhall Avenue, Herne Bay, Kent, CT6 8AQ



NEW FOR 2025 ,Very nice ,well presented and fully refurbished semi -detached 2 bedroom bungalow located on the extreme west side of town on a private residential estate just off Hampton Bay seafront .Good size plot with spacious living accommodation .Gas fired under floor central heating , double glazing and the added benefit of 2 bathrooms .Plenty of parking space .Offered with no onward chain. Viewing strongly recommended .

Offers In The Region Of £405,000 Freehold



Enclosed Entrance Porch

L shaped Entrance Hall

Loft access with ladder ,partly boarded , walk in cupboard ,light tunnel , Worcester boiler for central heating , under floor heating controls, water softener , consumer unit, built in cupboard ,shelves , control switches for kitchen appliances , power points .

Front Bedroom

12'1" x 10'4" (3.69m x 3.15m)

Free standing sliding mirror fronted wardrobes, power points, ceiling fan, tv point .

Front Bedroom

10'6" x 8'1" (3.22m x 2.47m)

the measurement of 2.47m excludes the range of modern fitted shelves , display cupboards with storage , power points .

Bathroom/wc

7'2" max width x 5'2" max depth (2.2m max width x 1.59m max depth)

Low level wc suite , vanity washbasin , tiling , panelled bath with mixer taps , fitted glass shelf and mirror , Heated towel rail -oil filled , extractor unit, light tunnel .

Shower/wc

7'5"max x 4'9" max (2.27mmax x 1.45m max)

Shower cubicle with mains shower unit , heated towel rail-oil filled, tiling, low level wc suite incorporating vanity wash basin unit, illuminated mirror

Lshaped Lounge /Diner

19'1" depth x approx 9'10" widening to 16'4" (5.82m depth x approx 3m widening to 5m)

Pair of double glazed doors to rear garden , power points ,tv point

Kitchen

11'1" max depth x 11'0" (3.4m max depth x 3.36m)

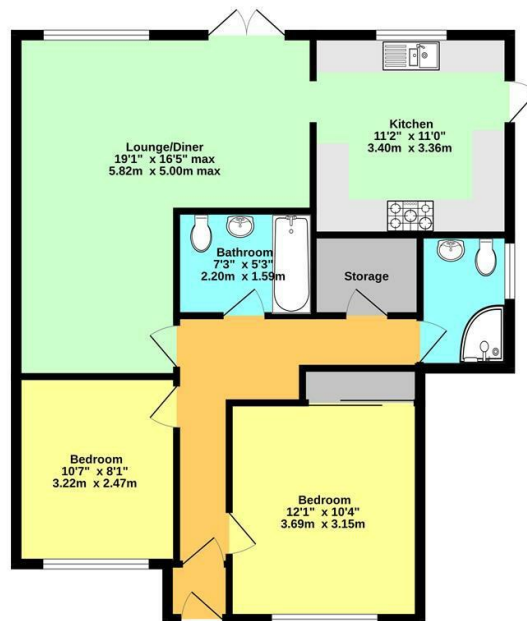
Modern base units ,wall cupboards, 5 burner gas hob, integrated electric oven with microwave, integrated fridge /freezer . One and a half bowl sink unit with mixer tap, double glazed door to rear garden , space and plumbed for washing machine , integrated dish washer ,

Outside (Rear)

Generous size enclosed sunny rear garden . Patio areas ,quality astro turf lawn , shed , hose tap, external power point , side gate

Front Garden

Off road parking for 2 cars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of double, kitchen, 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 various, 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		85
(81-91) B		
(69-80) C	69	
(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		
(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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