



Herneville Gardens, Herne Bay, CT6 6EE  
Offers in the region of £325,000 Freehold



The Homes Group are delighted to present to the market this two bedroom semi-detached bungalow is situated in a cul-de-sac, located between central Herne Bay and Beltinge meaning all local amenities are within easy reach, as is the seafront. The home is offered to the market with no forward chain.

Accommodation includes entrance hall, 15' living room, 12' kitchen, two double bedrooms & bathroom. Externally the front & rear gardens are both flat & mainly lawned.

### Entrance Hall

### Living Room

15'8" x 13'1" (4.8m x 4m)

### Kitchen

12'9" x 8'6" (3.9m x 2.6m)

### Bedroom One

12'1" x 11'1" (3.7m x 3.4m)

### Bedroom Two

9'10" x 9'2" (3.0m x 2.8m)

### Bathroom

### Rear Garden

50' (15.24m)

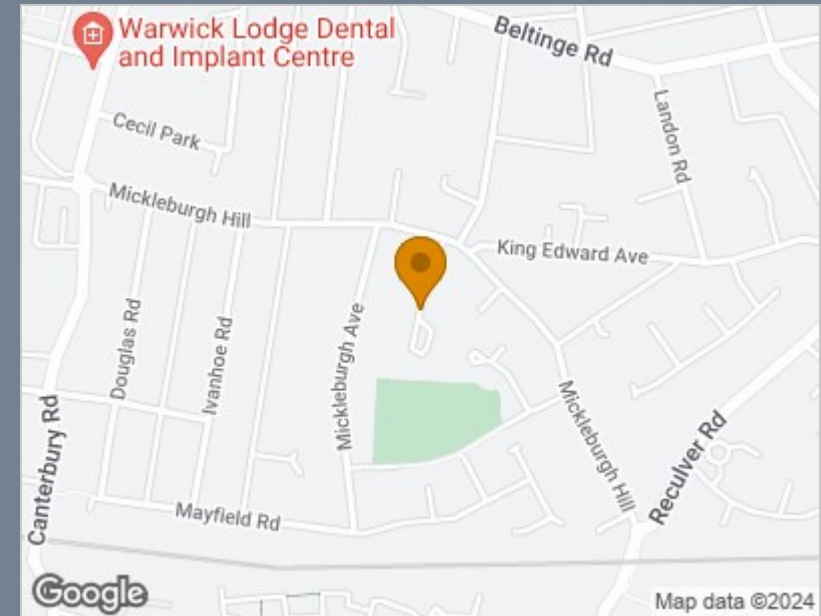
### Front Garden

### Tenure - Freehold

### Council Tax - Band C







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">87</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<div style="font-size: 1.5em;">71</div>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.