

KE



47 Greenhill Gardens, Herne Bay, Kent, CT6 8NX

Offers In Excess Of £250,000

- No Onward Chain
- Two Bedroom Semi Detached Bungalow
- Good Size Rear Garden With Workshop
- Potential For Off Street Parking

47 Greenhill Gardens, Herne Bay CT6 8NX

This two bedroom semi detached bungalow is ideally located close to shops, bus routes, station and schools . Being offered with no onward chain, an internal viewing comes highly recommended. The layout offers two bedrooms to the front, shower room, kitchen and lounge with doors leading out to a good size rear garden which has the added benefit of a workshop and plenty of space for those keen gardeners. There is potential for parking to the front if needed.



Council Tax Band: B



GROUND FLOOR

Entrance Hallway

Entrance door to side, loft hatch.

Kitchen

6' 6" x 9' 2" (1.98m x 2.79m) Base units with worktop over, space for cooker and washing machine, two double glazed windows to rear.

Sitting Room

10' 1" x 10' 2" (3.07m x 3.10m) Double glazed doors to garden

Bedroom One

11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window to front, radiator

Bedroom Two

7' 1" x 9' 2" (2.16m x 2.79m) Double glazed window to front, radiator.

Shower Room

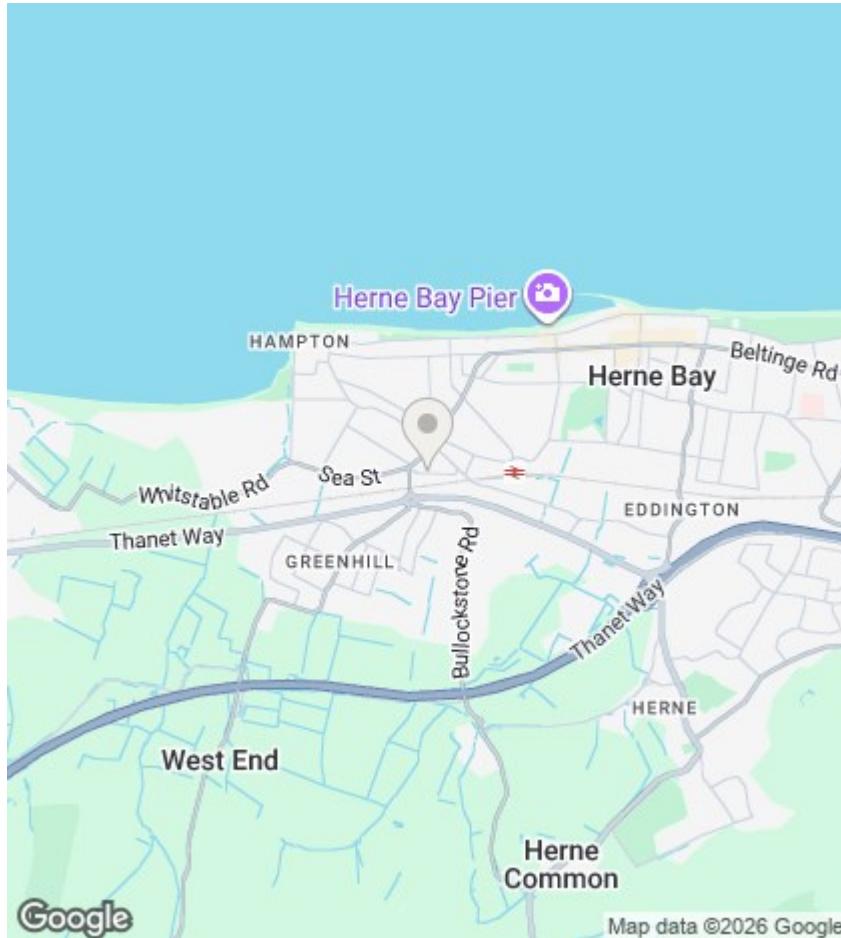
A range of matching wall and base units with worktop over, stainless steel sink and drainer unit, space for fridge and space for cooker. Double glazed window to rear.

OUTSIDE

Rear Garden

Enclosed garden mainly laid to lawn, steel framed shed, chicken coop, access to front, fenced surround.

COUNCIL TAX BAND B



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

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		
England & Wales	EU Directive 2002/91/EC	