

# KE



36 Poplar Drive, Herne Bay, CT6 7PY

Offers In Excess Of £300,000

- Two Bedroom Detached Bungalow
- Conservatory
- Secluded Rear Garden
- Driveway



# 36 Poplar Drive, Herne Bay CT6 7PY

Located in Poplar Drive, Herne Bay, this two-bedroom detached bungalow is being offered with vacant possession. While the property is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences.

The bungalow boasts two spacious reception rooms, providing ample space for entertaining. The well-proportioned bedrooms ensure comfort and privacy, making it an ideal choice for couples or small families.

One of the standout features of this property is the generous garden, which offers a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the double-glazed conservatory adds more living space to cater all your needs

Situated in a popular location, this bungalow is close to local amenities and the beautiful coastline of Herne Bay, making it a perfect retreat for those who appreciate both convenience and leisure. With its potential for modernisation and a good-sized garden, this property is a fantastic opportunity for buyers looking to invest in a home that they can truly make their own. Don't miss the chance to view this delightful bungalow and envision the possibilities it holds.



Council Tax Band: B



## GROUND FLOOR

### Entrance Hall

### Sitting Room

12'1 x 11'4

Fireplace with surround, radiator, double glazed doors to conservatory.

### Kitchen

8'4 x 11'

A range of wall and base units with worktop over, sink and drainer with mixer tap over, cooker, space for dishwasher, space for fridge/freezer, double glazed sliding doors to conservatory.

### Conservatory

10'10 x 22'6

Wall length of base units and space for washing machine, two radiators, double glazed patio doors to rear garden.

### Bedroom One

12'3 x 11'4

Double glazed bay window to front, radiator.

### Bedroom Two

9'6 x 7'6

Double glazed bay window to front, radiator.

### Wet Room

Low level WC, electric shower, wash hand basin, frosted double glazed window to side.

## OUTSIDE

### Driveway

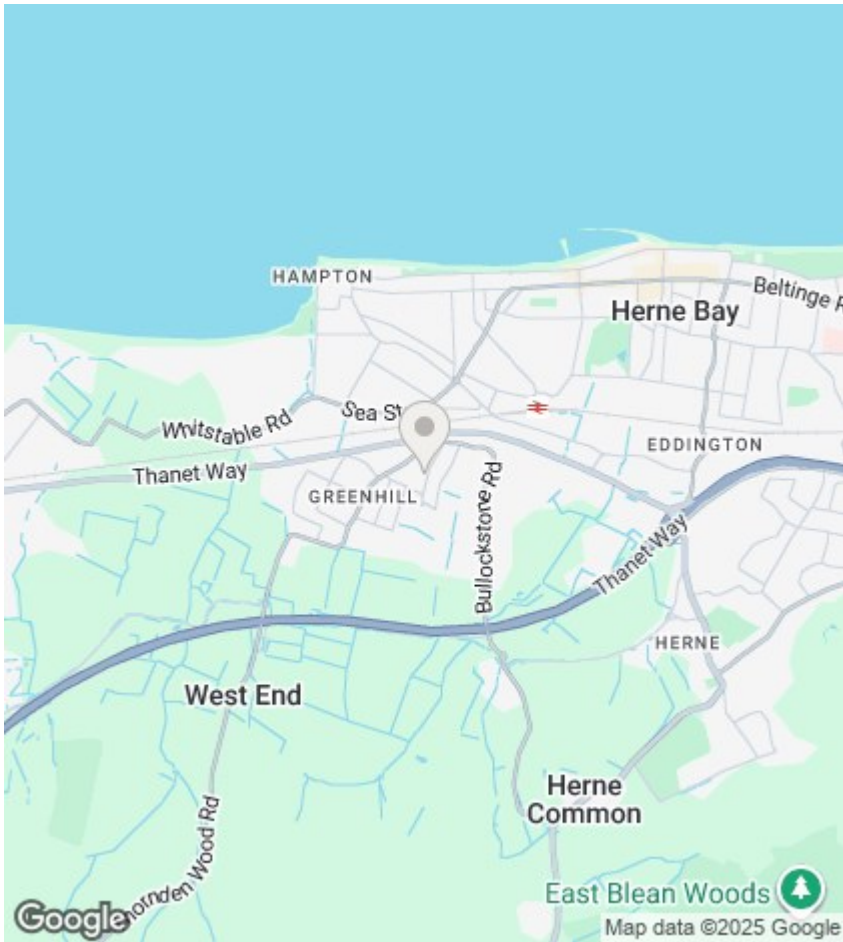
Space for three cars, a shared sides access to side entrance.

### Rear Garden

89' x 34'

Mainly laid to lawn with mature borders full with well established plants and trees, a patio area and paved path.

## COUNCIL TAX BAND B



## Viewings

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

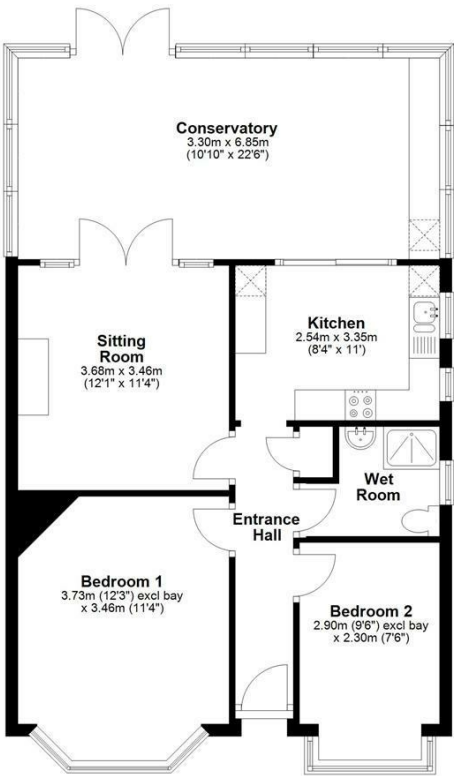
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		74
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 75.6 sq. metres (813.5 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 sq. feet)