

# KE



## 33 Cherry Gardens, Herne Bay, CT6 5QY

Offers In Excess Of £300,000

- Two bed roomed semi detached bungalow
- Desirable location in Herne Bay close to shops, bus routes and train station
- Plenty of parking
- Good condition throughout
- Secluded rear garden with side access

# 33 Cherry Gardens, Herne Bay CT6 5QY

Located in a popular location in Herne bay this delightful two bedroomed semi detached bungalow is located in Cherry Gardens, Herne Bay. Offering an excellent opportunity for those seeking a comfortable and convenient home. This property is in good condition throughout, ensuring a welcoming atmosphere for its new occupants.

One of the standout features of this bungalow is the ample off-street parking, providing ease and convenience for residents and guests alike. The secluded rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Situated in a desirable location, this property is conveniently close to a variety of shops, amenities, and public transport options, making daily errands and commuting a breeze. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow is sure to meet your needs.

With its appealing features and prime location, this semi-detached bungalow in Cherry Gardens is a wonderful place to call home. Do not miss the chance to view this property and discover all it has to offer.



Council Tax Band: C



### **Hallway**

Built in cupboard

### **Lounge-Diner**

17'11" x 12'2"

Double glazed window to front, fireplace

### **Kitchen**

10' x 8'2"

Double glazed window to rear, stainless sink and drainer, selection of matching wall and base units, space for washing machine and cooker, space for fridge and freezer, double glazed door to garden

### **Bedroom One**

12'9" x 10'8"

Double glazed window to rear

### **Bedroom Two**

8'9" x 8'9"

Double glazed window to front

### **Bathroom**

Double glazed window to side, low flush wc, pedestal wash hand basin, panelled bath, loft hatch, boiler in loft

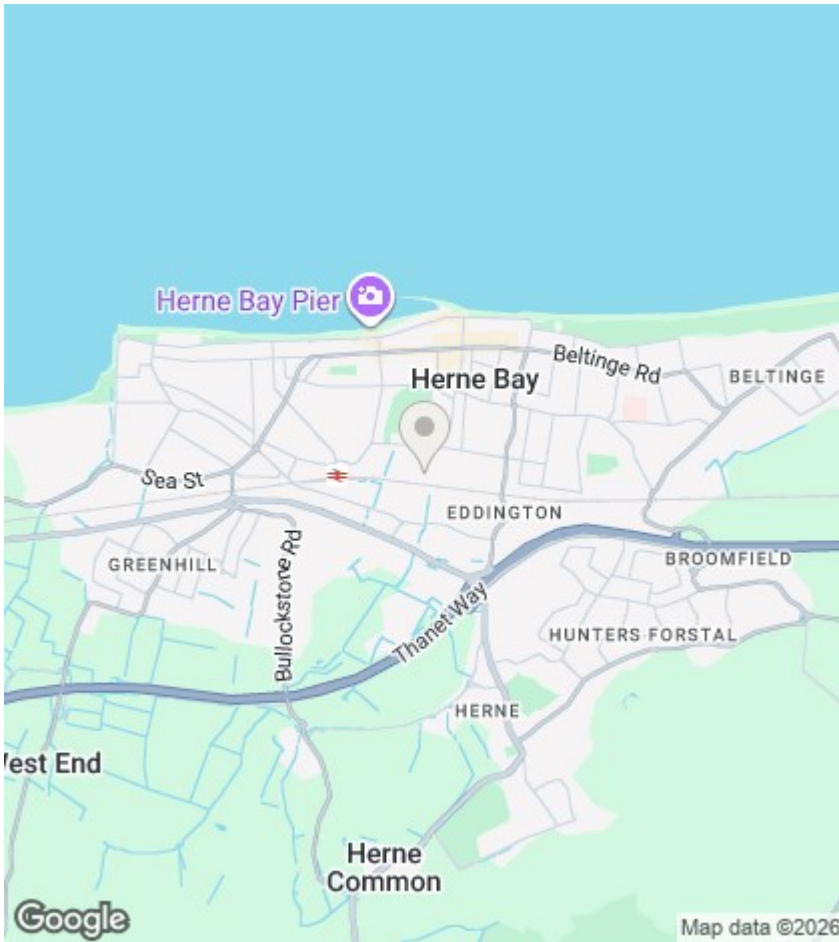
### **Rear Garden**

Laid to lawn, shed, side access

### **Front Garden**

Laid to lawn with driveway with off street parking for several vehicles

### **Council Tax Band C**



## 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>		67	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



Total area: approx. 58.6 sq. metres (630.4 sq. feet)