

# KE



43 Blackburn Road, Herne Bay, CT6 7RQ

£350,000

- Chain Free
- 2 Double Bedrooms
- Off Street Parking
- Detached Bungalow
- Excellent Condition
- Good Size Garden

# 43 Blackburn Road, Herne Bay CT6 7RQ

This delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow is presented in excellent condition, ensuring that you can move in with ease and enjoy your new home from day one.

The property features a modern bathroom, designed for both functionality and style, catering to your everyday needs. The layout of the bungalow promotes a sense of space and light, making it a welcoming environment for all who enter.

Located in the Greenhill area, you will benefit from the proximity to local amenities, beautiful beaches, and scenic parks, making it an ideal location for those who appreciate the outdoors and community living.

In summary, this two-bedroom detached bungalow on Blackburn Road is a rare find, offering excellent condition, a convenient location, and the promise of a comfortable lifestyle. Do not miss the opportunity to make this lovely property your new home.



Council Tax Band: C



**Entrance Hall**

**Bedroom 2**

10' x 11'4

**Sitting Room**

13'7 x 12'

**Bedroom 1**

12' x 12'

**Kitchen**

9'5 x 11'4

**Conservatory**

6'11 x 11'11

**Bathroom**

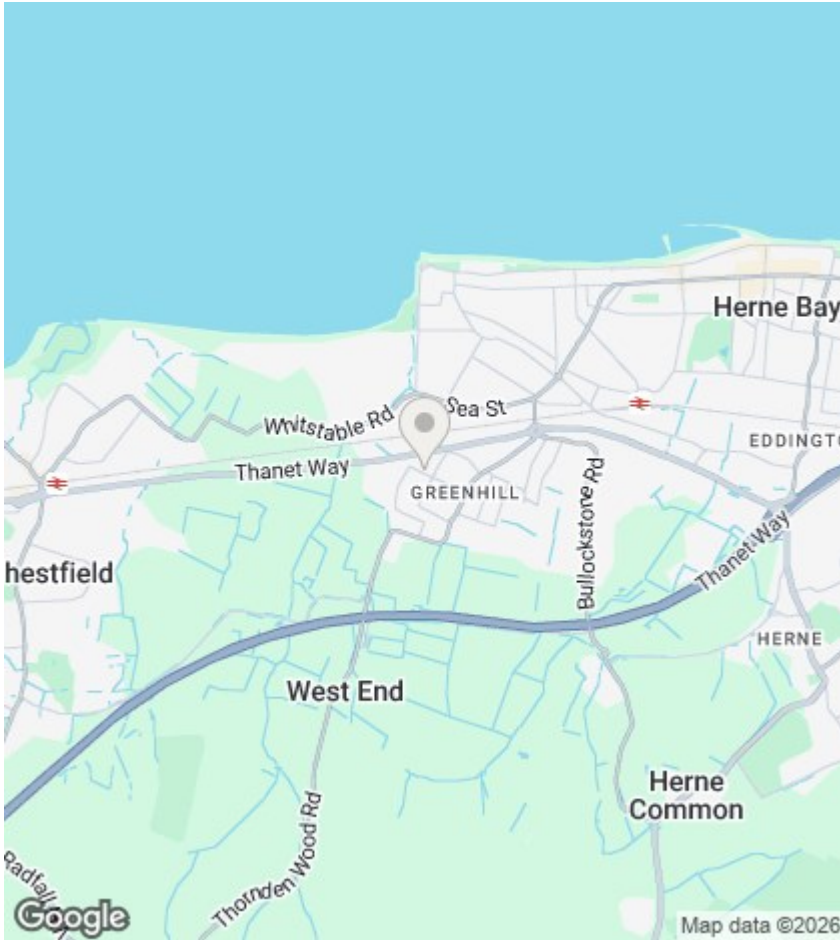
**OUTSIDE**

**Front Garden**

**Driveway**

**Rear Garden**

**COUNCIL TAX BAND C**



## Viewings

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

## EPC Rating:

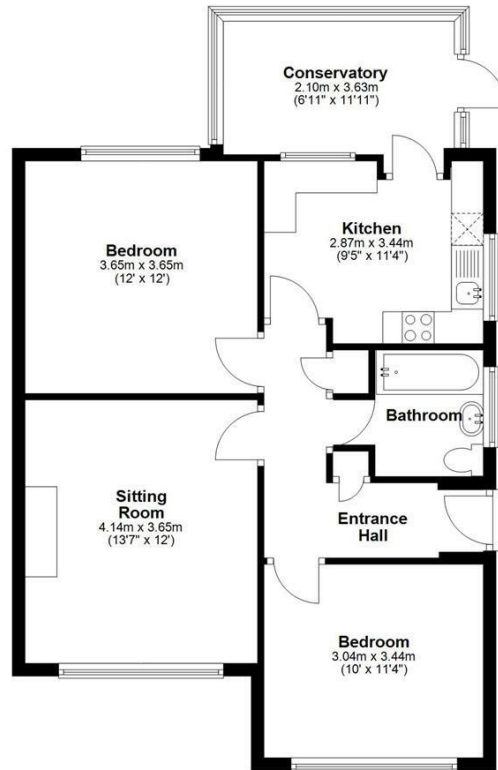
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Ground Floor

Approx. 69.8 sq. metres (751.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 sq. feet)