

KE



100 Poplar Drive, Herne Bay, CT6 7QA

Offers In Excess Of £250,000

- Semi-Detached Bungalow
- End of Chain
- Renovation Project
- Close to Shops & Amenities
- Off Street Parking
- COUNCIL TAX BAND B

100 Poplar Drive, Herne Bay CT6 7QA

CHAIN FREE SALE.

This semi-detached bungalow on Poplar Drive presents an exciting opportunity for those looking to embark on a renovation project. The property has an lounge with open-plan arrangement to the kitchen, inner lobby with bedroom one, the bathroom and bedroom three plus a rear extension has created a further reception room and bedroom two.

This benefits from a sense of privacy and a pleasant garden space with two large, timber workshops. The property is at the end of the chain, ensuring a smooth transition for prospective buyers. While the bungalow requires some modernisation, it is an excellent canvas for those with a vision to create their dream home.

The property has been in the same family for over thirty years and the time has come to offer this bungalow for the new owner to improve and cherish.



Council Tax Band:



Entrance Lobby

Lounge

12'5 x 12

Open plan to kitchen.

Kitchen

36'1"36'1" x 19'8"16'4"

Inner Hallway

Bedroom One

11'4 max x 10'11

Bathroom

6'3 x 5'6

Bedroom Three

12'2 x 5'8

Rear Reception Room

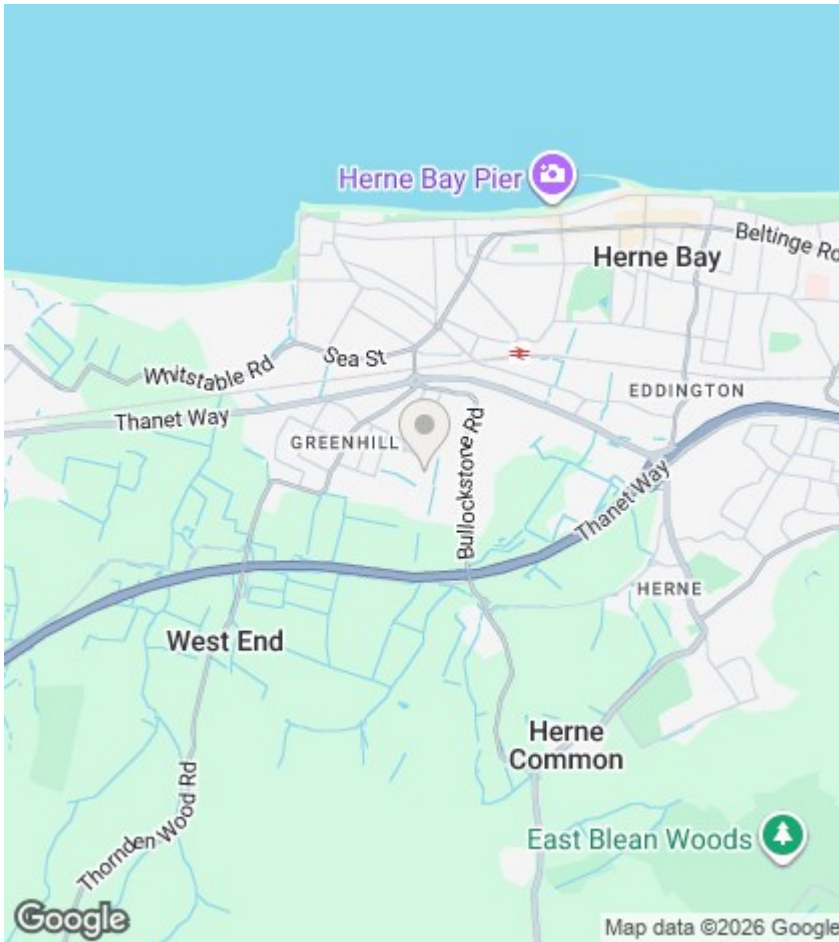
10'7 max x 9'4

Bedroom Two

12'5 x 5'8

Rear Garden With Two Large Sheds

Enclosed Frontage With Driveway For Several Cars



Viewings

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

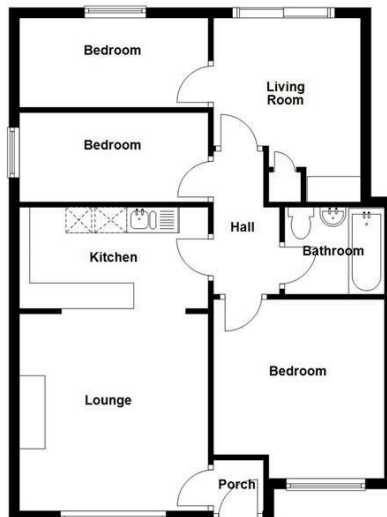
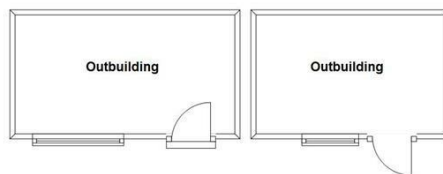
EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 77 |
| (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. 65.5 sq. metres (705.4 sq. feet)
(excluding Outbuilding, Outbuilding)



Total area: approx. 65.5 sq. metres (705.4 sq. feet)