

# KE



14 Greenhill Gardens, Herne Bay, CT6 8NU

Offers In Excess Of £250,000

- Two bed detached bungalow
- Close proximity to shops, bus routes and train station
- Good size lounge/diner leading to garden
- Vacant possession/no onward chain
- Good size rear garden with side access

# 14 Greenhill Gardens, Herne Bay CT6 8NU

This delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a good-sized rear garden, perfect for enjoying the outdoors, whether for gardening, entertaining, or simply relaxing in the sun.

Inside, you will find a spacious lounge/diner that offers a welcoming atmosphere, ideal for both family gatherings and quiet evenings at home. The layout is practical and functional, making it easy to personalise the space to suit your lifestyle.

One of the standout features of this bungalow is its prime location. It is situated within close proximity to local shops, bus routes, and the train station, ensuring that all your daily needs are easily met. This accessibility makes it an ideal choice for those who enjoy the convenience of nearby amenities.

Additionally, the property is offered with vacant possession and no onward chain, allowing for a smooth and straightforward purchase process. This is particularly advantageous for buyers looking to move in without delay.

In summary, this two-bedroom detached bungalow in Greenhill Gardens is a wonderful opportunity for anyone looking for a home that combines comfort, convenience, and a lovely outdoor space. Do not miss the chance to make this charming property yours.



Council Tax Band:



### **Lounge/diner**

20,9' x 10,2'

Double glazed doors to rear garden

### **Kitchen**

10,1' x 9,2'

Double glazed window to front, stainless steel sink and drainer with cupboards under, selection of matching wall and base units, space for washing machine and fridge freezer

### **Bedroom 1**

10,1' x 13,8'

Double glazed window to rear

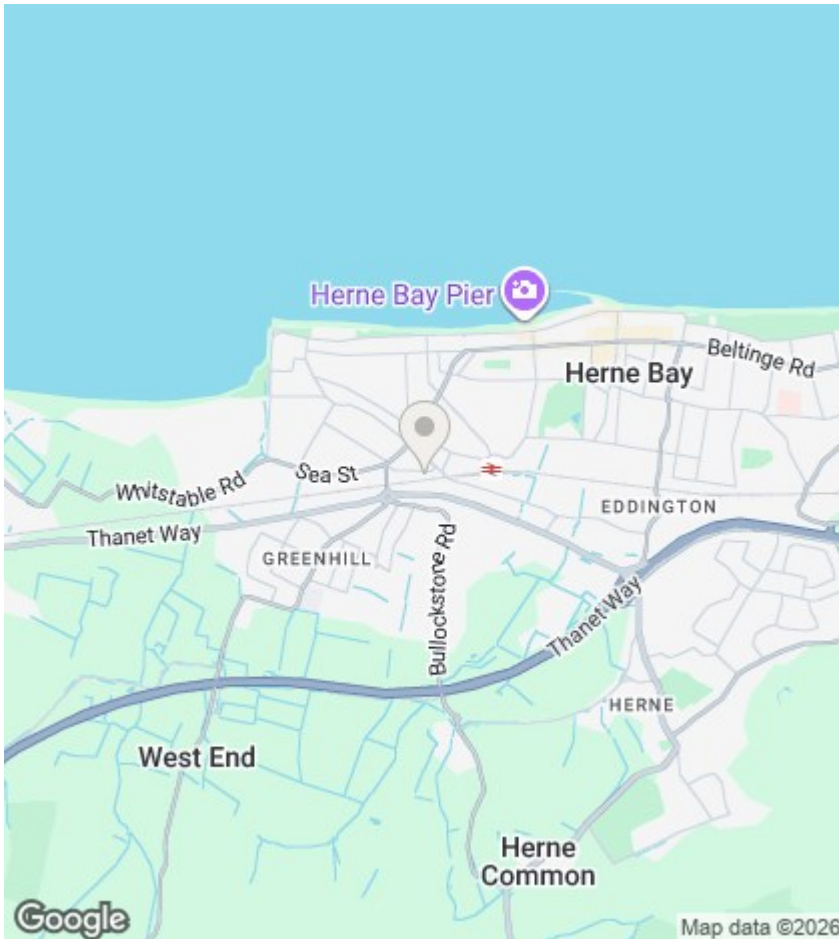
### **Bedroom 2**

9,4' x 8,3'

Double glazed to side and front

### **Bathroom**

Double glazed window to side, panelled bath, low flush wc, wash hand basin



## Viewings

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

## EPC Rating:

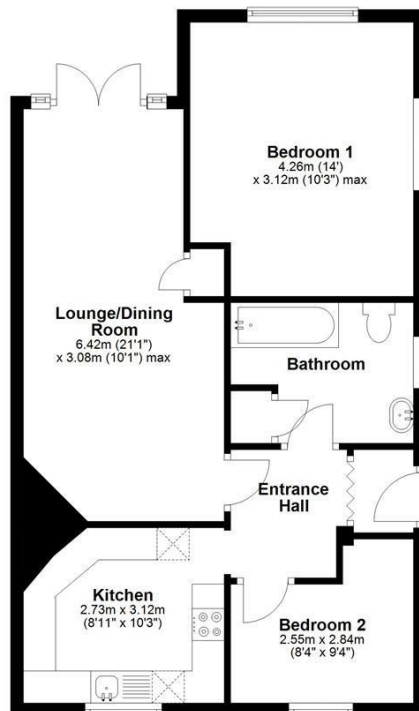
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)