

# KE



36 Poplar Drive, Herne Bay, CT6 7PY

Offers In Excess Of £275,000

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

# 36 Poplar Drive, Herne Bay CT6 7PY

VACANT POSSESSION DETACHED BUNGALOW IN NEED OF MODERNISATION BUT STACKS OF POTENTIAL.

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**

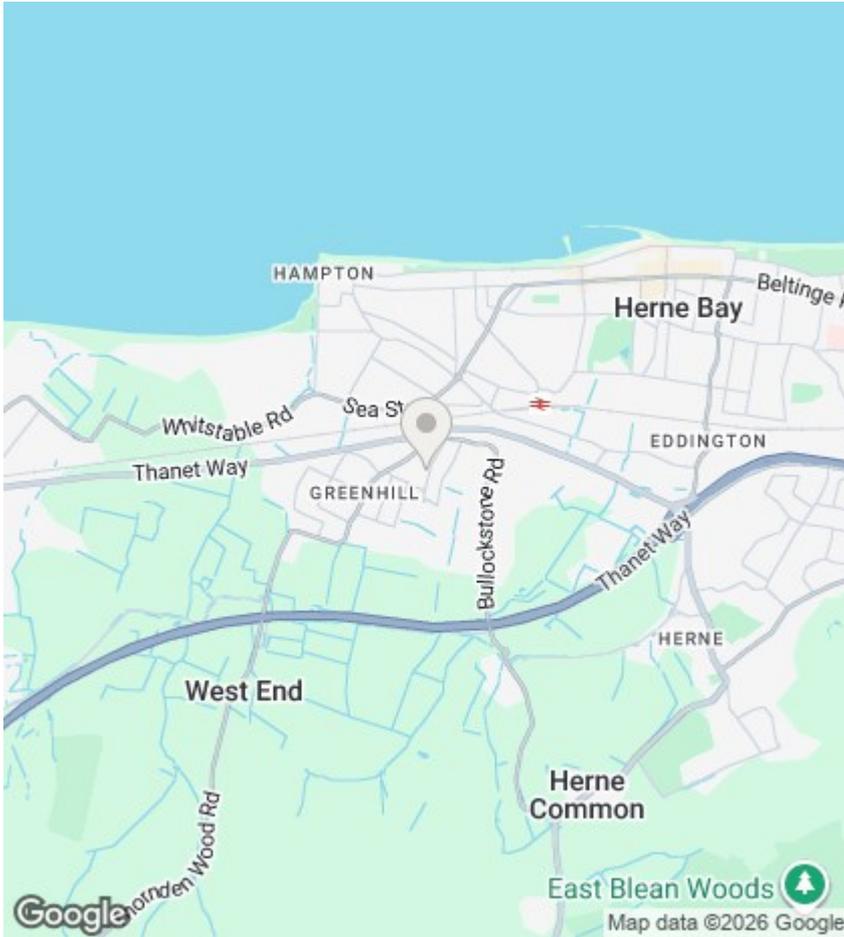
Space for three cars, a shared sides access to side entrance.

### **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:

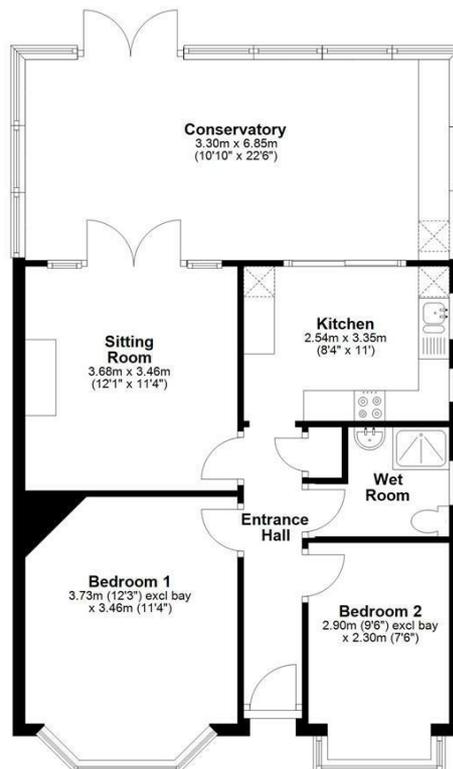
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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



### Ground Floor

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



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