

KE



22 Fleetwood Avenue, Herne Bay, Kent, CT6 8QS

Offers Over £300,000

- Detached Bungalow with Three Bedrooms
- Very Popular Location
- Off Road Parking
- Close Proximity to Mainline station, Bus Routes and Local Shops
- No Onward Chain

22 Fleetwood Avenue, Herne Bay CT6 8QS

Perfectly placed for Herne Bay's promenade of beach huts and beautiful seafront, this detached bungalow is literally just a short walk away. The delightful town with a good selection of boutique restaurants and shops, railway station with high speed train to London, and road links into Canterbury and Whitstable are all close by too. Once inside the property you will be pleasantly surprised with the space. The layout comprises of entrance hallway, lounge-diner, three bedrooms, kitchen, bathroom, shower room, another reception room (a garage conversion) which is currently used as an office but could be another bedroom or dining room plus a conservatory leading out to a rear garden. Also benefiting from off road parking and no onward chain an internal viewing comes highly recommended to appreciate the location of this lovely bungalow.



3



2



1



D

Council Tax Band: C



GROUND FLOOR

COUNCIL TAX BAND C

Entrance Hallway

Double glazed entrance door to front, radiator, loft hatch.

Bedroom One

10' 1" x 11' 4" (3.07m x 3.45m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom Two

8' 4" x 9' 9" (2.54m x 2.97m) Double glazed window to front, radiator, fitted wardrobe.

Bedroom Three

6' 6" x 7' 5" (1.98m x 2.26m) Double glazed window to side,

Lounge-Diner

19' 11" x 14' 9" (6.07m x 4.50m) Double glazed window rear, radiator, double glazed door to conservatory.

Kitchen

7' 5" x 8' 3" (2.26m x 2.51m) Range of matching wall and base units with complementary work surfaces and tiled splash backs above, four burner hob and electric oven below and extractor fan over, stainless steel sink and drainer unit, space for washing machine, integrated dishwasher, double glazed window to side.

Conservatory

11' 0" x 5' 0" (3.35m x 1.52m) Double glazed doors to rear.

Office / Bedroom Four

8' 5" x 13' 9" (2.57m x 4.19m) Double glazed window to rear, radiator, electric roller door.

Bathroom

P shaped bath with shower over, low level WC, wash hand basin, radiator, double glazed window to side.

Shower Room

Shower cubicle, low level WC, wash hand basin, radiator.

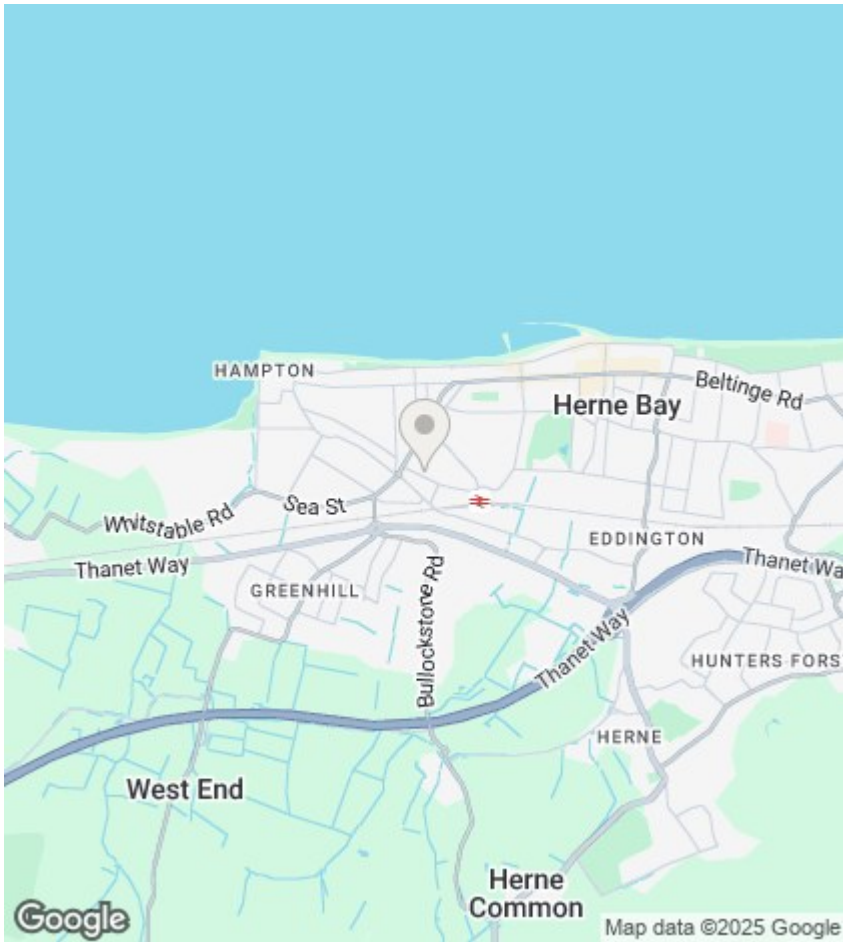
OUTSIDE

Rear Garden

Low maintenance paved rear garden, side access, shed.

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



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		83
(69-80) C		
(55-68) D	64	
(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. 89.3 sq. metres (961.0 sq. feet)



Total area: approx. 89.3 sq. metres (961.0 sq. feet)