

# KE



16A Mill Lane, Herne, Herne Bay, CT6 7ED

£395,000

- Convenient bus links to the cathedral city of Canterbury, Whitstable and Herne Bay town.
- Approximately two miles from the coast, ideal for regular seaside walks and fresh air
- Set Back From The Road On A Private Driveway Offering A Secluded Setting
- Offered chain free for a smooth and hassle-free purchase

# 16A Mill Lane, Herne Bay CT6 7ED

Situated set back from the road on a private driveway shared with just one other bungalow, this detached three-bedroom bungalow is offered chain free and presents an excellent opportunity for those seeking a peaceful place to live.

The property features a modern kitchen/diner with space for dining and entertaining, along with a contemporary en-suite to the principal bedroom. Outside, there is off-road parking and a secluded rear garden providing a private outdoor space to relax and enjoy.

Located in the popular village of Herne, the property benefits from excellent road links to London while still offering a quiet residential setting.



Council Tax Band: C



**Entrance Hall****Lounge**

14'10 x 12'4

**Kitchen-Diner**

16' 9 x 12'2

**Utility Room**

6'10 x 5'

**Bedroom One**

11'7 x 11'4

**Bedroom Two**

10'1 x 9'8

**Bedroom Three**

9'9 x 7'2

**En-Suite Shower Room****Bathroom**

6'8 x 5'10

**Rear Garden**

45' maximum x 22' average

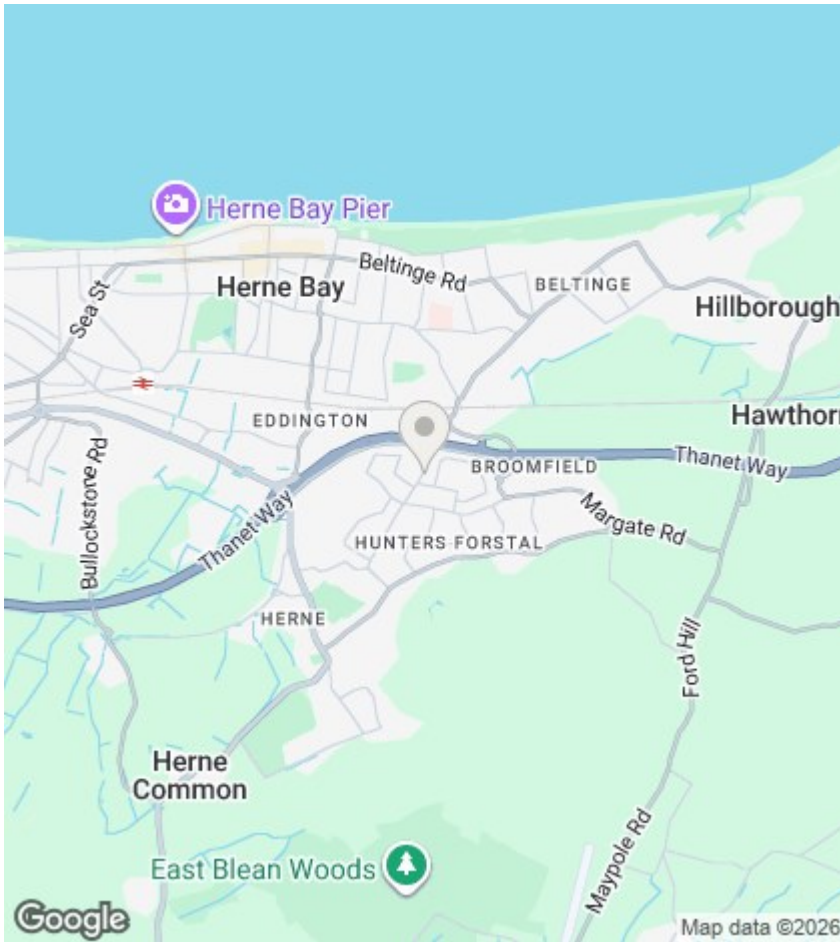
**Frontage**

Block paved frontage with PARKING

**Shared Private Driveway**

The access to this bungalow is set back from the road and the property is not visible.

We are advised that maintenance is shared between both bungalows with this property being responsible for the right hand side.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</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	



TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 SQ.M.)