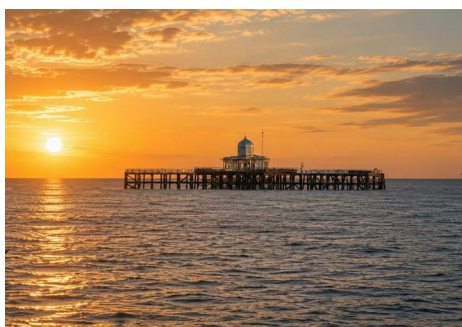


KE



44 Sandown Drive, Herne Bay, CT6 8QJ

£275,000

- 2 bedroomed detached bungalow
- Desirable location close to amenities and public transport
- Conservatory to rear
- Vacant possession with no onward chain
- In need of modernisation

44 Sandown Drive, Herne Bay CT6 8QJ

Located in Sandown Drive, Herne Bay, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a home with potential. The property boasts a spacious reception room, perfect for relaxation and entertaining, alongside two well-proportioned bedrooms that offer comfortable living spaces.

The bungalow features a bathroom that caters to your everyday needs, while the conservatory at the rear invites an abundance of natural light, creating a warm and inviting atmosphere. With vacant possession and no onward chain, this property is ready for you to make it your own without delay.

A garage to the side provides convenient storage or parking options, enhancing the practicality of this lovely home. Situated in a desirable location, you will find yourself close to all essential amenities and public transport links, making daily life both easy and enjoyable.

While the property is in need of modernisation, this presents a wonderful opportunity for buyers to personalise and enhance the space to their taste. Whether you are a first-time buyer, a downsizer, or an investor, this bungalow offers a blank canvas to create your ideal living environment. Do not miss the chance to explore the potential of this charming home in Herne Bay.



Council Tax Band:



Entrance hall

Front door, cupboard

Kitchen

10' x 10'

Window and door to rear garden, sink and drainer with cupboards and draws under

Lounge/dining room

16'3' x 10'1'

Doors to conservatory

Conservatory

9'6' x 7'11'

Windows and doors to rear garden

Bedroom 1

16'3' x 10'1'

Bay window to front, window to side, fitted wardrobes

Bedroom 2

10' x 10'

Bay window to front

Shower room

Window to side, wash hand basin, shower cubicle

Cloakroom

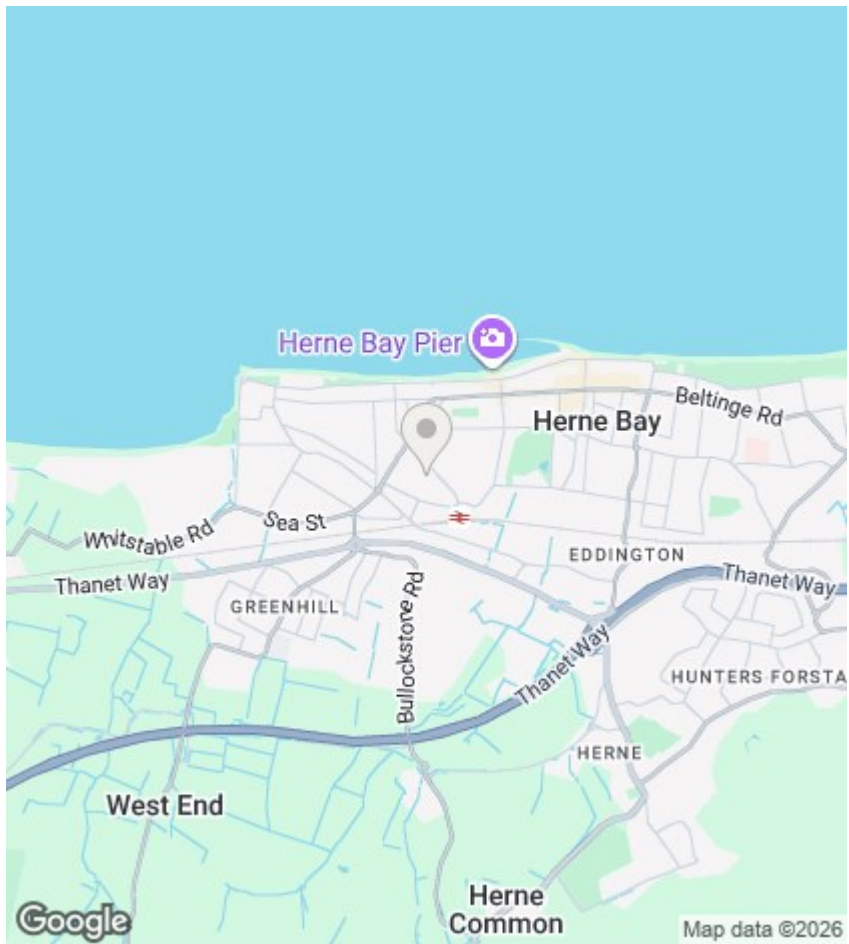
Window to side, wash hand basin, low flush wc

Front garden

Rear garden

Garage

Double doors



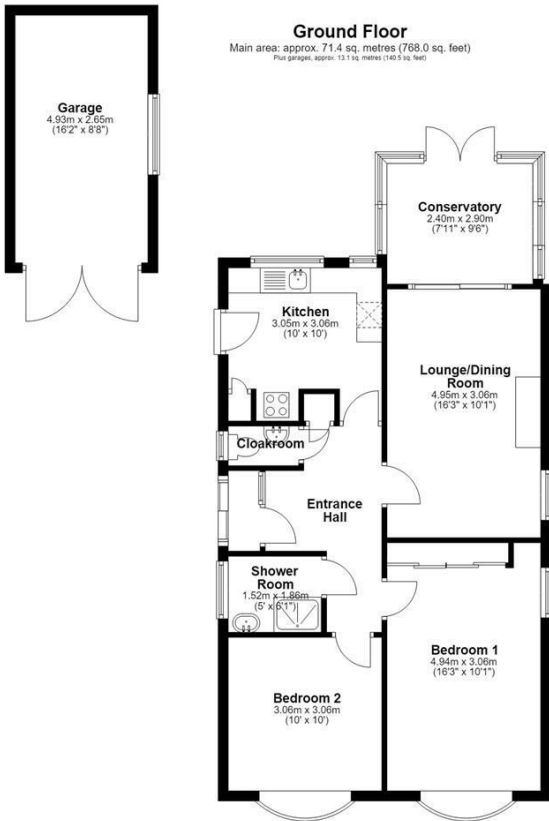
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Main area: Approx. 71.4 sq. metres (768.0 sq. feet)
Plus garages, approx. 13.1 sq. metres (140.5 sq. feet)