

# KE



30 Greenhill Road, Herne Bay, CT6 7PW

£295,000

- 2 double bedrooms
- Modernised throughout
- Good size garden to put your own stamp on
- Spacious living accommodation
- Popular location close to shops, schools and bus routes

# 30 Greenhill Road, Herne Bay CT6 7PW

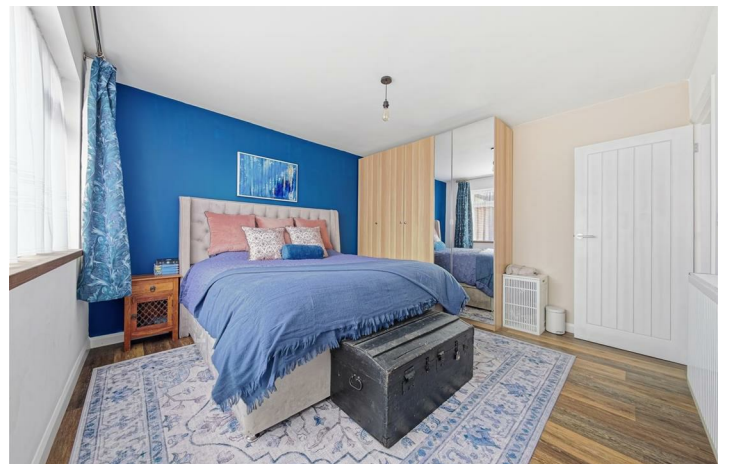
Situated on Greenhill Road in Herne Bay, this recently renovated bungalow offers a delightful blend of modern comfort and convenient living. The property boasts two spacious double bedrooms, perfect for families or those seeking extra space. The well-appointed lounge/dining room provides a welcoming atmosphere, ideal for relaxation or entertaining guests.

The fitted kitchen comes complete with essential appliances, making meal preparation a breeze. This home stands on a good-sized plot, providing ample outdoor space for gardening or enjoying the fresh air.

Situated in a popular location, residents will benefit from easy access to local shops and bus routes, ensuring that all your daily needs are within reach. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a beautifully updated bungalow. Don't miss the chance to make this lovely bungalow your home.



Council Tax Band: B



## **GROUND FLOOR**

**Hallway**

**Living Room**

14'3 x 11'11

**Bedroom 2**

11'11 x 9'2

**Bedroom 1**

12'7 x 12'0

**Kitchen**

9'8 x 9'4

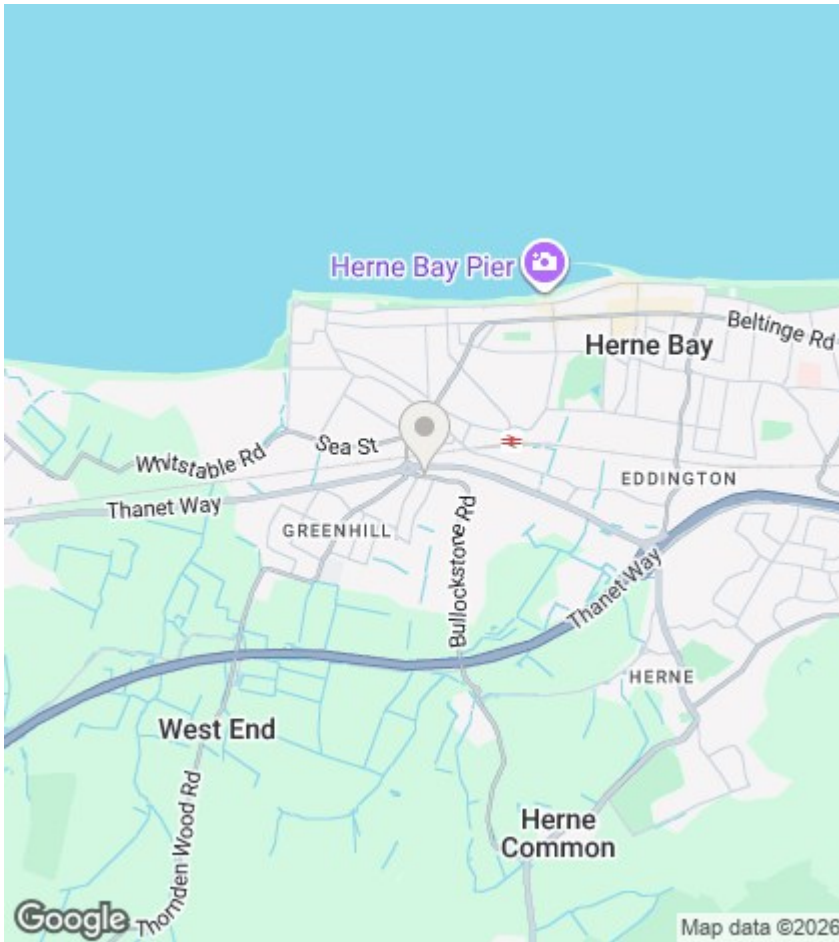
**Bathroom**

7'7 x 5'6

## **OUTSIDE**

**Garden**

**COUNCIL TAX BAND B**



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	

