

# KE



AS Assited edit



29a Chestnut Drive, Herne Bay, CT6 7PP

£289,995

- Two Bedroom Detached Bungalow
- Two Reception Rooms
- Close To Local Primary And Secondary School
- Generous Sized Garden
- Walking Distance To The Seafront

## 29a Chestnut Drive, Herne Bay CT6 7PP

Situated in the popular residential area of Chestnut Drive, Herne Bay, this delightful two-bedroom detached bungalow offers an exciting opportunity to create a home to your own taste and style.

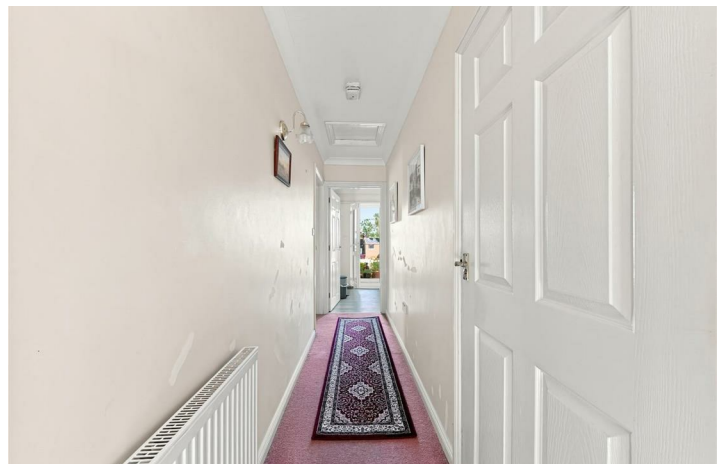
The property provides well-proportioned accommodation, including two reception rooms and a conservatory, offering plenty of space for relaxing, dining and entertaining. The two bedrooms are comfortably sized and provide flexible accommodation for a couple, small family, downsizers or those looking for an investment opportunity.

While the bungalow would benefit from modernisation, it offers a fantastic blank canvas for the new owner to make their own. With some imagination and updating, there is considerable potential to transform this property into a comfortable and attractive home.

Chestnut Drive is conveniently positioned for access to the amenities of Herne Bay, including local shops, schools, parks and transport links. The town is also well known for its attractive seafront, promenade and vibrant community.



Council Tax Band: D



## **GROUND FLOOR**

### **Entrance Hall**

Double glazed front door, radiator, loft hatch.

### **Sitting Room**

14'5 x 19'4

Two double glazed bay windows to front, two radiators, fireplace

### **Kitchen**

10'10 x 9'2

A range of fitted kitchen units, inset double eye level oven, electric hob with extractor fan over, inset sink unit, space for washing machine, double glazed window to rear, double glazed door to garden.

### **Dining Room**

9 x 9'9

Radiator, double glazed sliding patio doors to:-

### **Conservatory**

11'2 x 9'9

Tiled floor, double glazed door to garden.

### **Shower Room**

Low level WC, wash hand basin, shower cubicle with electric shower, double glazed window to side, radiator.

### **Bedroom One**

11'10 x 9'9

Double glazed window to side, radiator.

### **Bedroom Two**

7'10 x 9'9

Double glazed window to side, radiator

## **OUTSIDE**

### **Driveway**

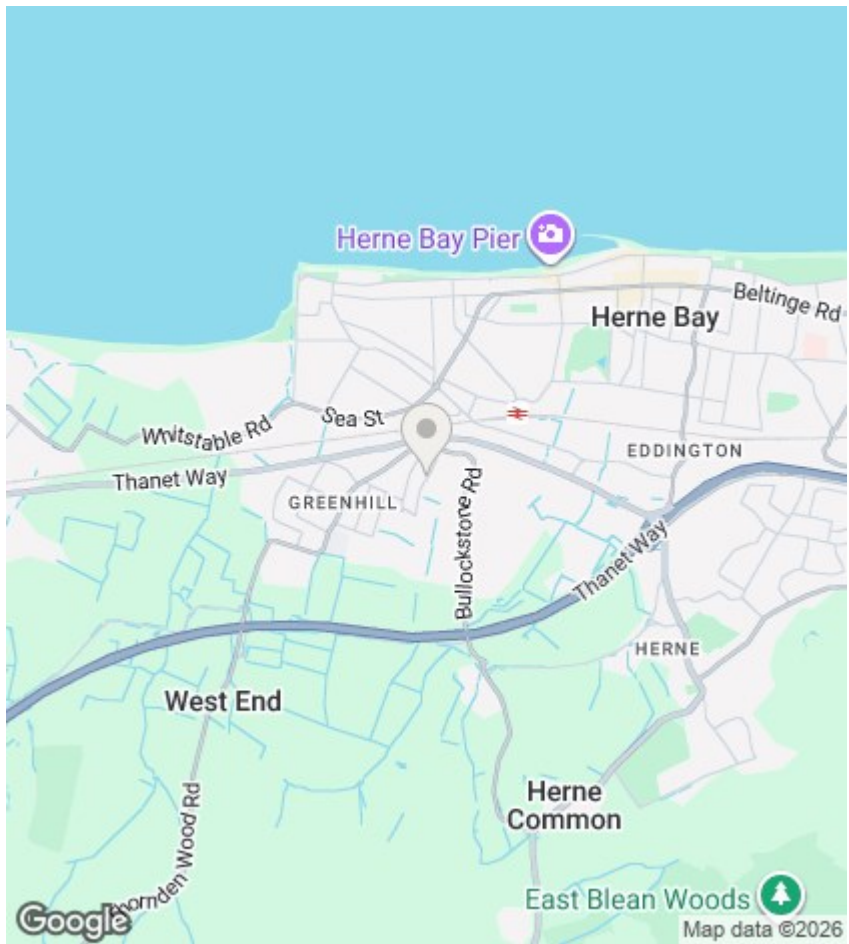
Block paved driveway

### **Rear Garden**

Manly laid to lawn with patio and side access to front.

## **COUNCIL TAX BAND D**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



## Viewings

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

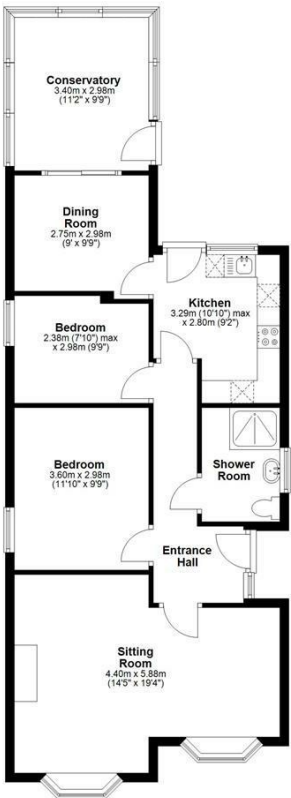
## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 74                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**Ground Floor**  
Approx. 79.8 sq. metres (858.6 sq. feet)



Total area: approx. 79.8 sq. metres (858.6 sq. feet)