

# KE



7 Fairacres Close, Herne Bay, CT6 6LL

Offers In Excess Of £350,000

- Two Bedroom Detached Bungalow
- No Onward Chain
- Popular Quiet Cul-De-Sac Location
- Driveway And Garage

# 7 Fairacres Close, Herne Bay CT6 6LL

Nestled in the tranquil cul-de-sac of Fairacres Close, within the sought-after area of Beltinge in Herne Bay, this charming two-bedroom detached bungalow offers a delightful retreat for those seeking comfort and convenience. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests and a light and airy conservatory with a view over the garden.

With two inviting bedrooms, this bungalow is ideal for small families, couples, or individuals looking for a peaceful living space. The bathroom is thoughtfully designed to cater to your daily needs, ensuring a comfortable lifestyle.

Beltinge is a popular area due to its strong community feel, proximity to stunning coastal walks, and easy access to local amenities.

This bungalow presents an excellent opportunity for those looking to settle in a desirable area, combining the charm of a detached home with the benefits of a peaceful neighbourhood. Whether you are a first-time buyer or seeking a downsized living arrangement, this property is sure to meet your needs.

The property is being sold with vacant possession.



Council Tax Band: D



## **GROUND FLOOR**

**Entrance Hall**

**Sitting/Dining Room**

16' x 11'11"

**Conservatory**

9'2" x 12'4"

**Kitchen**

11'4" x 9'1"

**Utility/Conservatory**

11'10" x 6'7"

**Shower Room**

6'11" x 5'6"

**Bedroom One**

10'11" x 12'

**Bedroom Two**

9'10" x 9'

## **OUTSIDE**

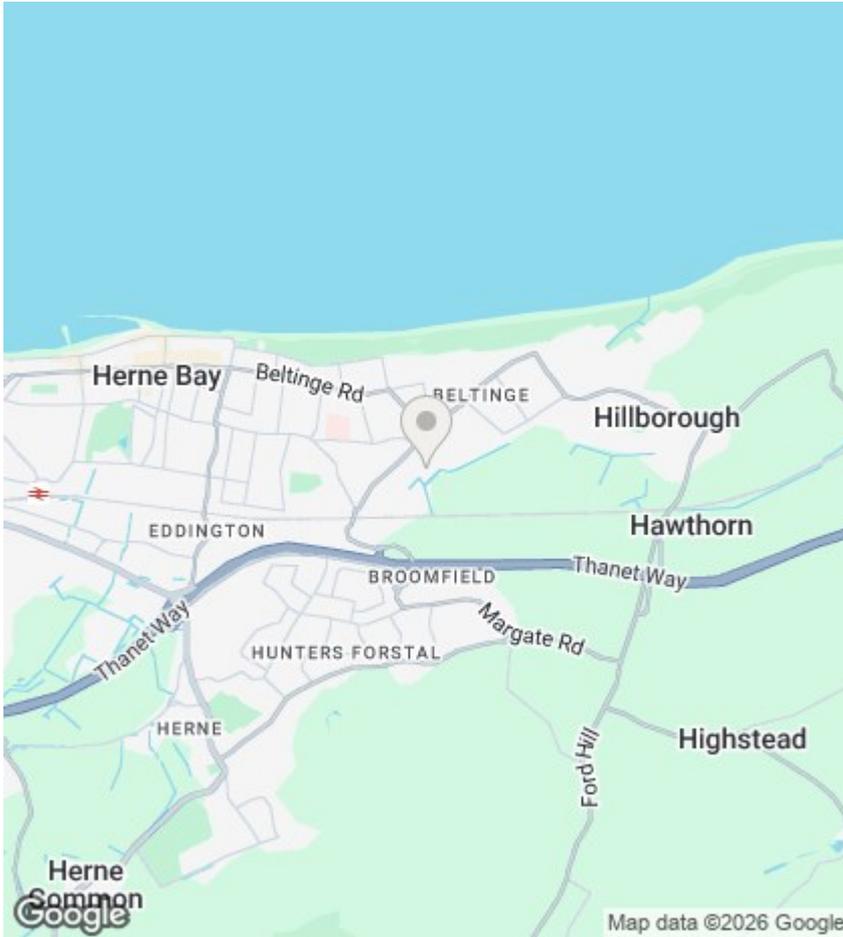
**Garage**

16'3" x 8'6"

**Driveway**

**Front Garden**

**COUNCIL TAX BAND D**



## Viewings

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

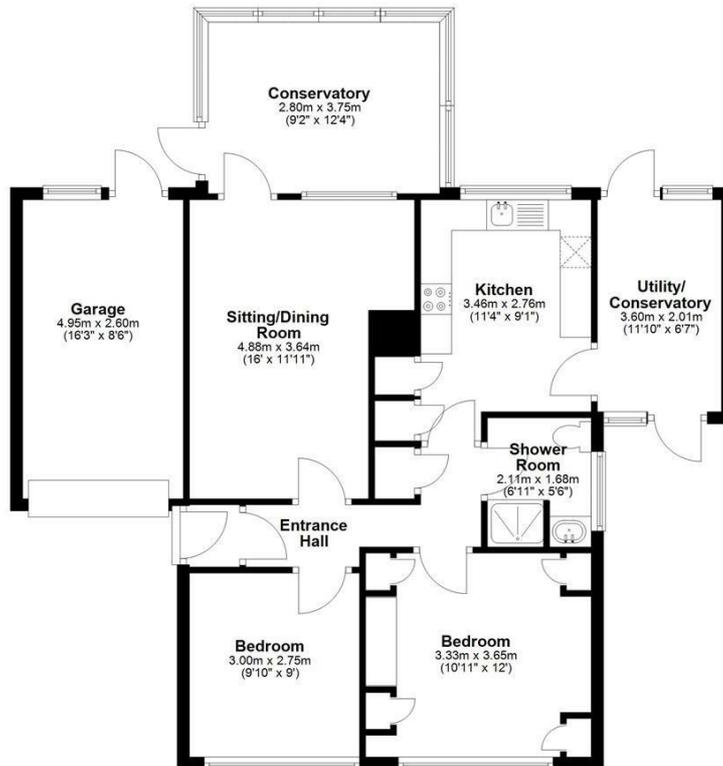
## EPC Rating:

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>			76
(55-68) <b>D</b>		60	
(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	

### Ground Floor

Main area: approx. 77.6 sq. metres (835.5 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)



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