

KE



95 Margate Road, Herne Bay, Kent, CT6 7BJ

Offers In Excess Of £300,000

- Semi Detached Bungalow In Desirable Location
- Beautifully Decorated Throughout
- Popular Broomfield Location Close to Schools and Road
- Secluded Rear Garden Links

95 Margate Road, Herne Bay CT6 7BJ

Kimber Estates are delighted to present to the market this immaculate two-bedroom semi-detached bungalow, with exciting potential to extend out or up, as many in the close have done, subject to the correct planning applications and permissions. The home is located on the outskirts of Broomfield benefitting from being within walking distance to shop, post office and village pub whilst being surrounded by countryside walks. Internally the home is comprised of entrance porch which leads into the hallway, there's two double bedrooms located to the front of the home both benefitting from space to put wardrobes. The luxury bathroom features p-shaped bath with shower above, vanity unit and W/C. The stylish modern fitted kitchen features a contemporary look and has decent space for a Range cooker, washing machine and dishwasher. Completing the internal accommodation is a well-proportioned conservatory that is accessed internally from the kitchen and lounge which leads out to the rear garden. The rear garden has been beautifully looked after, with patio area, laid to lawn with mature borders, and large decked seating area to the rear. To complete the picture there is a driveway providing off street parking to the front.



Council Tax Band: C



Entrance Hallway

Double glazed entrance door to front, loft access, built in cupboard.

GROUND FLOOR

Rear Garden

Mainly laid to lawn with mature shrubs and flowering borders, raised decking and patio areas, fenced surround, concealing lighting and access to front. Outside tap.

Bedroom One

14' 1" x 11' 5" (4.29m x 3.48m) Double glazed window to front, radiator.

Bedroom Two

9' 4" x 7' 11" (2.84m x 2.41m) Double glazed window to front, radiator.

Lounge

12' 5" x 11' 5" (3.78m x 3.48m) Double glazed sliding doors leading to conservatory, radiator in decorative cover, television point.

OUTSIDE

Driveway

Newly laid herringbone design block paved providing parking for several vehicles.

Bathroom

Panelled bath unit with mains fed fitted shower over, pedestal wash hand basin and low level WC, double glazed frosted window to side, fully tiled walls and flooring.

COUNCIL TAX BAND C

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

Kitchen-Diner

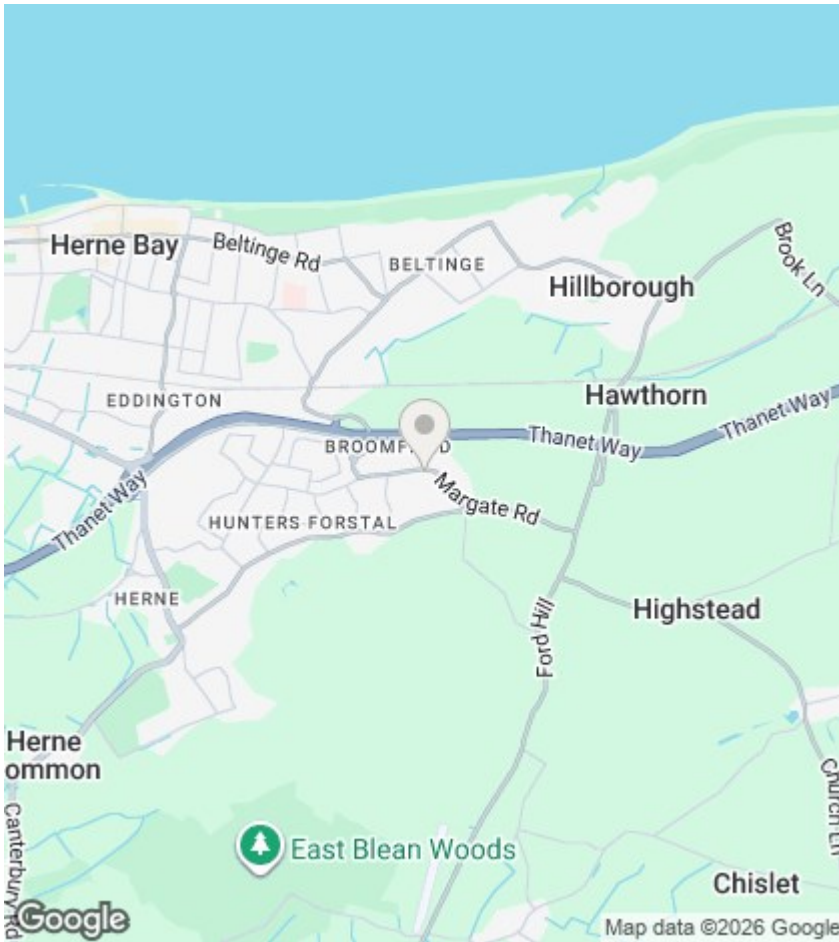
11' 6" x 8' 10" (3.51m x 2.69m) Fitted kitchen with range of matching wall and base units with complementary work surfaces and tiled splash backs over, stainless steel sink and drainer unit, Range cooker with extractor fan over, space and plumbing for washing machine and dishwasher, door into conservatory.

Conservatory

20' 10" x 8' 7" (6.35m x 2.62m) A lovely room providing extra living space. Double glazed surround with doors to rear garden.

Full Description

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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) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	