

KE



48 Osborne Gardens, Herne Bay, CT6 6SJ

£350,000

- 2 double bedroomed bungalow
- Good size modern fitted kitchen
- Located in the village of Beltinge
- Separate lounge and sun room
- Generous rear garden, offering a cabin to the rear

48 Osborne Gardens, Herne Bay CT6 6SJ

Located in Osborne Gardens, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a bright and airy lounge, which flows seamlessly into a sun room, providing an inviting space to relax and enjoy the natural light. The good-sized modern fitted kitchen is well-equipped, making it a joy for any home cook to prepare meals and entertain guests.

The bungalow boasts two reception rooms, allowing for versatile living arrangements. Whether you prefer a formal dining area or a cosy reading nook, the choice is yours. The well-appointed bathroom ensures convenience and comfort for all residents.

Step outside to discover a generous rear garden, complete with a charming cabin that can serve as a home office, studio, or simply a tranquil retreat. The outdoor space is perfect for gardening enthusiasts or those who enjoy alfresco dining during the warmer months. There is plenty of parking to the front with a garage attached.



Council Tax Band: C



Porch

Door to

Sitting Room

9'11 x 16'11

Double glazed window to front

Bedroom

9'8 x 12'2

Double glazed window to rear

Bathroom

Low flush wc, wash hand basin, panelled bath

Bedroom

11'8 x 11'

Double glazed window to front

Kitchen/Breakfast Room

8'11 x 18'1

Double glazed window to sun room, sink and drainer, selection of matching wall and base units, fitted oven, hob and microwave, space for washing machine and fridge freezer

Dining Room

9'10 x 17'5

Double glazed windows and doors to rear garden

Garage/Workshop

15'9 x 7'6

Double doors to front, door to garden

OUTSIDE

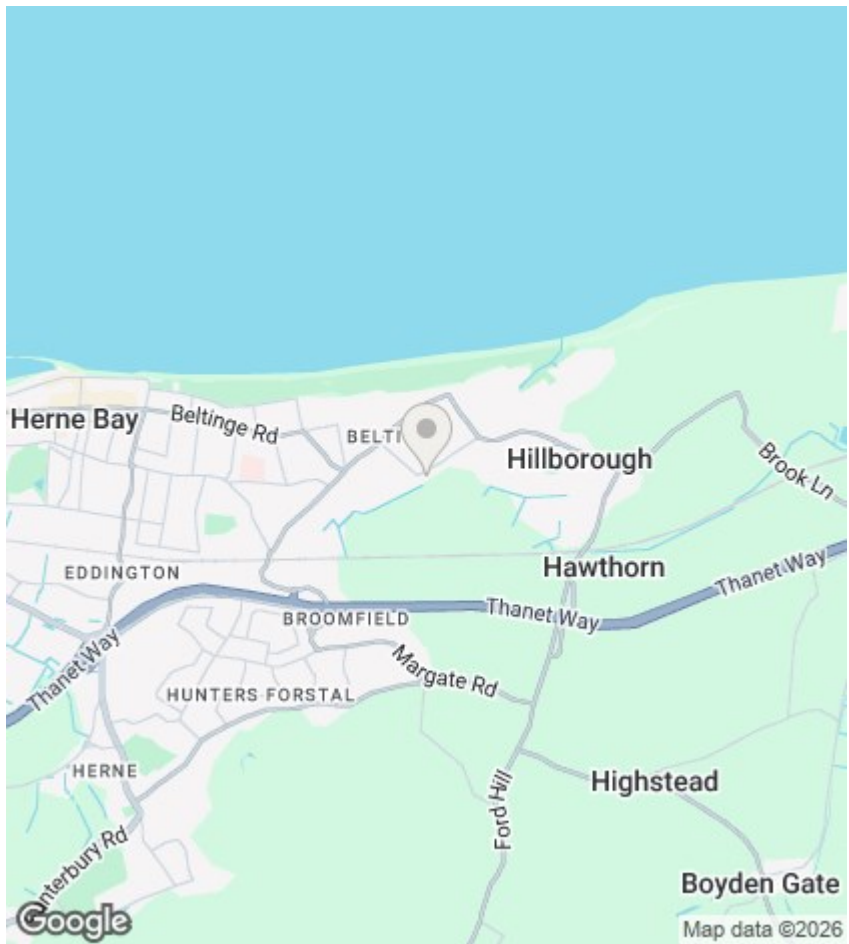
Driveway

Off street parking for several cars

Rear Garden

Patio area, laid to lawn with mature shrubs and bushes, selection of fruit trees, potting shed, cabin

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

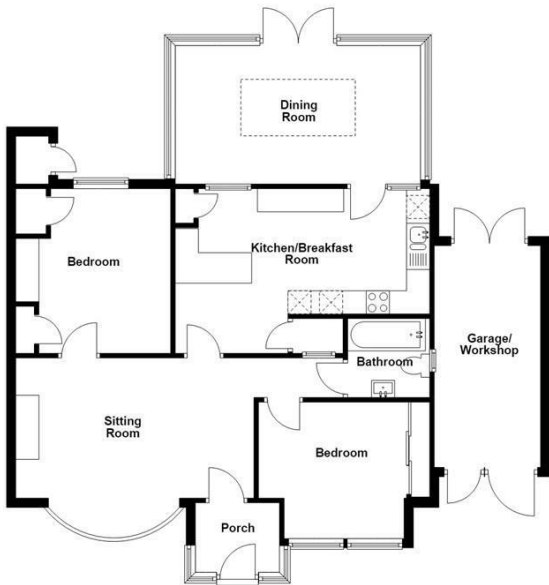
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Main area: approx. 82.0 sq. metres (882.3 sq. feet)
Plus outbuildings: approx. 28.2 sq. metres (304.0 sq. feet)



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