

KE



76 Greenhill Road, Herne Bay, CT6 7QW

Offers In Excess Of £290,000

- Two Bedroom Semi-Detached Bungalow
- Popular Greenhill Area
- Redecorated Throughout
- Good Size Westerly Facing Garden

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This two bedroom semi detached bungalow is situated in the popular residential area of Greenhill, close to local shops, bus routes, motorway links, Herne Bay High School and local primary school. The property is set back from the road and offers nicely laid out accommodation comprising entrance hall, two bedrooms, bathroom, an attractive lounge-diner, kitchen plus a utility porch to the rear creating further storage space. Outside is a decent size rear garden offering a westerly aspect, mainly laid to lawn with a garden shed. The property also benefits from a large frontage with a block paved driveway offering plenty space for parking.



Council Tax Band: B



GROUND FLOOR

Entrance Hall

Wood effect flooring, radiator, loft hatch.

Kitchen

11'5 x 9'2

A range of wall and base units with worktop over, sink with drainer and mixer tap, space and plumbing for washing machine, space for cooker and under counter fridge/freezer, storage cupboard, double glazed window to side, double glazed door to:-

Utility/Porch

7 x 8'8

Double glazed window to rear, plug sockets.

Lounge/Diner

16'9 x 11'6

Feature fireplace, radiator, double glazed patio doors to garden.

Bathroom

Panelled square shower bath with shower over, hand wash basin, low level WC, frosted double glazed window to side.

Bedroom One

12'4 x 11'5

Double glazed window to front, radiator.

Bedroom Two

10' x 9'2

Double glazed window to front, radiator.

OUTSIDE

Driveway

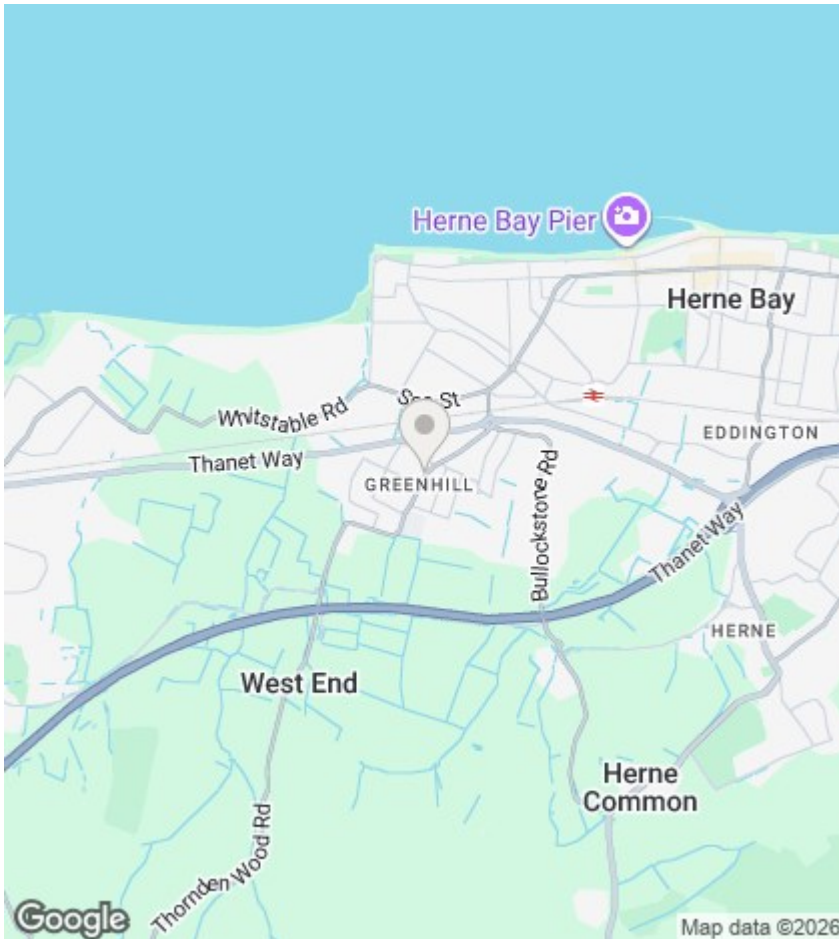
Block paved driveway for a number of vehicles.

Rear Garden

Mainly laid to lawn with patio area, side access.

COUNCIL TAX BAND B

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.

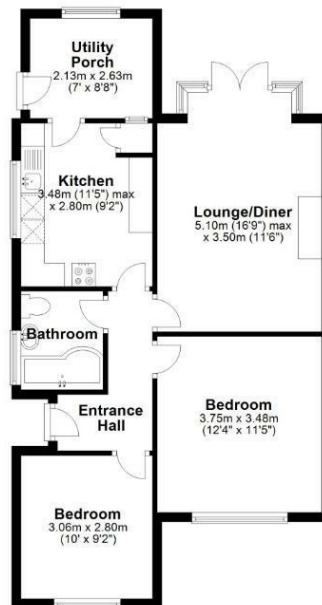
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Semi-detached Bungalow



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