

# KE



47 Coventry Gardens, Herne Bay, CT6 6SB

£475,000

- Chain Free Sale
- Planning Permission Granted For A Rear Extension - Call Kimbers For Further Details
- Delightful, Sunny Rear Garden Enjoying A Good Degree Of Seclusion
- Delightful Bungalow With Scope To Improve
- Really Quiet Location With No Through Traffic
- Annex forms part of the main property

# 47 Coventry Gardens, Herne Bay CT6 6SB

Nestled in the charming area of Coventry Gardens, Herne Bay, this delightful detached bungalow offers a wonderful opportunity for those seeking a peaceful retreat on the outskirts of the Kent Coast. Situated on a no-through road, the property enjoys a tranquil setting while remaining within walking distance of a cluster of village shops and excellent bus links into the vibrant town of Herne Bay.

The property has been cherished by its current owners for many years, and now presents a blank canvas for a new buyer to add their personal touch and create a space that truly reflects their style.

One of the standout features of this bungalow is the lovely, sunny garden, perfect for enjoying the outdoors and entertaining guests. Additionally, there is a small annex built on the side of the property, which includes a lounge/kitchen area, a shower room, and a bedroom. This versatile space could serve as a guest suite, a home office, or even a rental opportunity, providing added value to the property.

With no onward chain complications, this bungalow is ready for a new owner to move in and start making memories. Whether you are looking for a peaceful home by the coast or a project to make your own, this property in Beltinge is not to be missed.



Council Tax Band: C



## **GROUND FLOOR**

**Porch**

**Entrance Hall**

**Sitting Room**

11'8 x 15'11

**Bedroom 2**

7'10 x 11'5

**Bedroom 1**

12'6 x 11'5

**Shower Room**

5'9 x 6'4

**Kitchen**

10'5 x 13'10

**Conservatory**

8'6 x 13'10

**Living Room**

13'6 x 10'11

**Shower Room**

6'3 x 5'9

**Bedroom 3**

8'1 x 10'11

**OUTSIDE**

**Garden**

**COUNCIL TAX BAND C**



## Viewings

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

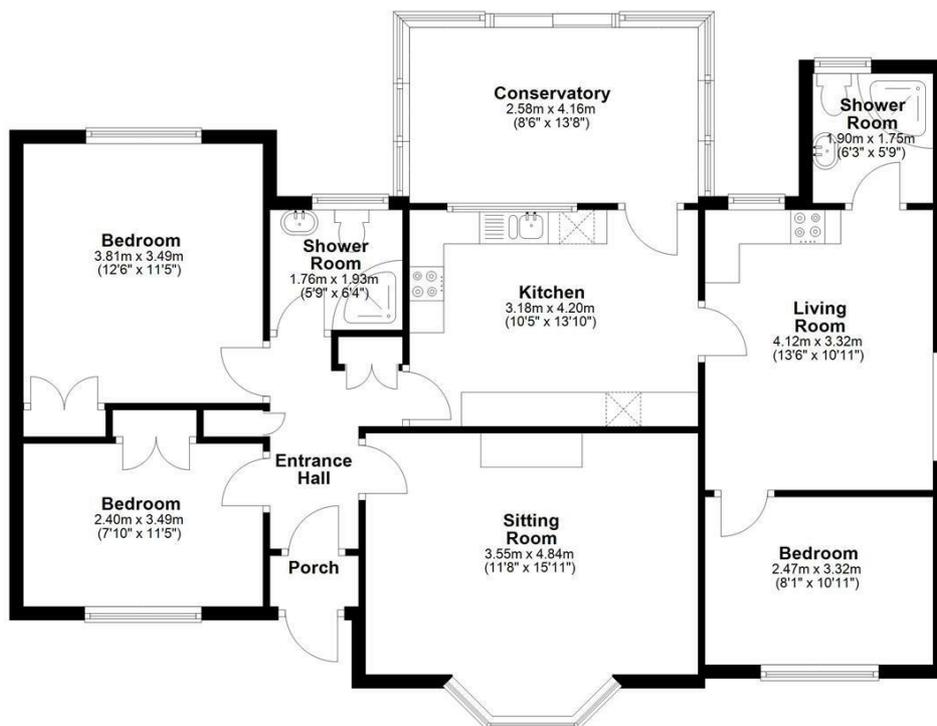
## EPC Rating:

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>			
(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

Approx. 103.4 sq. metres (1113.4 sq. feet)



Total area: approx. 103.4 sq. metres (1113.4 sq. feet)