

# KE



54 The Grove, Herne Bay, CT6 7QD

£275,000

• Chain Free Sale

• Quiet Location

# 54 The Grove, Herne Bay CT6 7QD

Located on The Grove, Greenhill, this delightful semi-detached bungalow is being offered on a completely CHAIN FREE basis.

One of the standout features of this bungalow is the sun room extension, which has created extra living space. The property is offered with vacant possession and no onward chain, making it an ideal choice for those looking to move in without delay.

The property offers scope and potential with the opportunity for a new homeowner to make improvements that they would enjoy.



Council Tax Band:



**Entrance Hall**

**Bedroom One**

12'5 x 10'8

**Bedroom Two**

9' x 8'2

**Bathroom**

**Sitting Room**

12'6 x 10'8

**Kitchen**

11'9 x 8'2

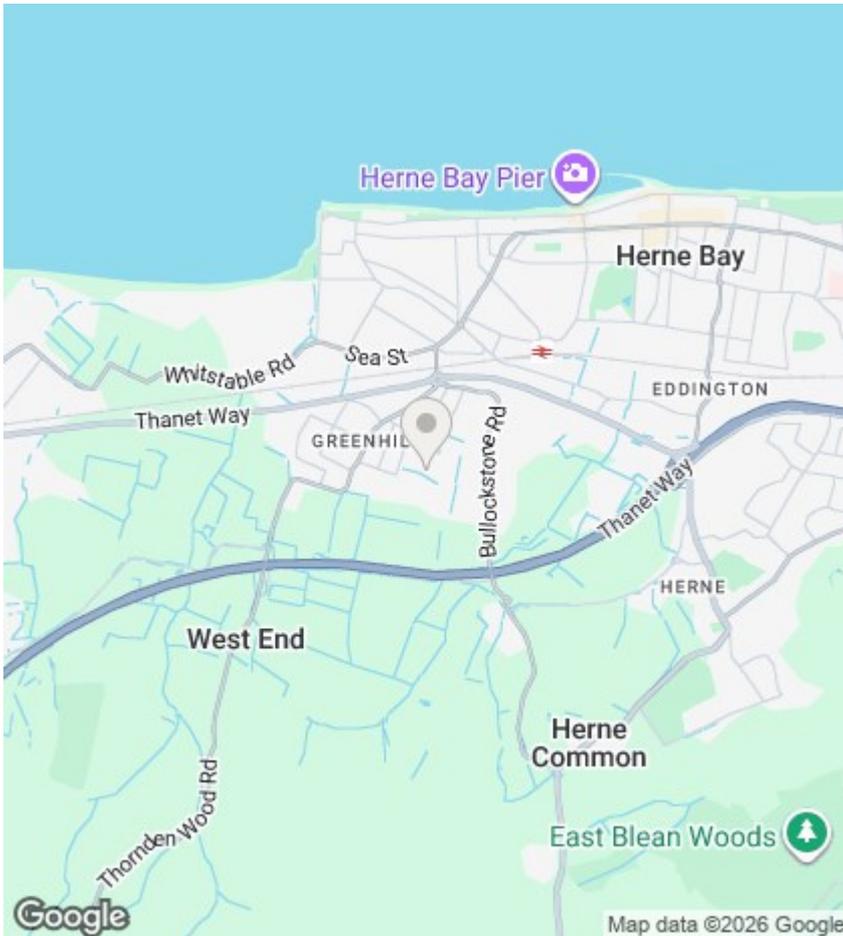
**Family Room/Conservatory**

23'11 x 9'6

**OUTSIDE**

**Rear Garden**

Extensive rear garden



## Viewings

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

## EPC Rating:

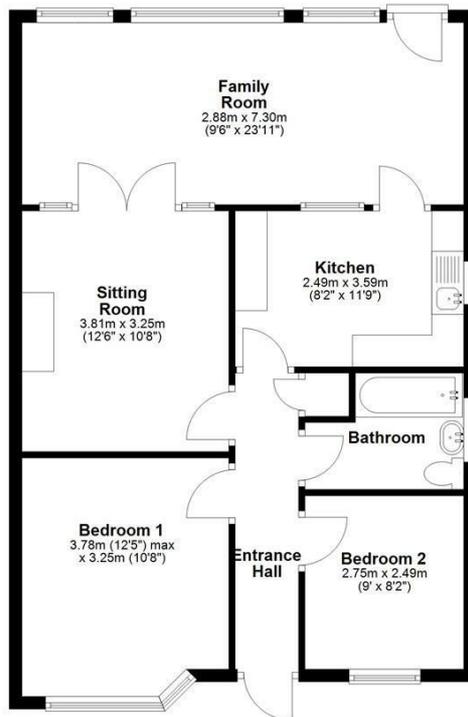
D

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>			
(55-68) <b>D</b>		55	73
(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. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 sq. feet)