

# KE



47 Greenhill Gardens, Herne Bay, Kent, CT6 8NX

£267,500

- No Onward Chain
- Two Bedroom Semi Detached Bungalow
- Good Size Rear Garden With Workshop
- Potential For Off Street Parking



## 47 Greenhill Gardens, Herne Bay CT6 8NX

This two bedroom semi detached bungalow is ideally located close to shops, bus routes, station and schools . Being offered with no onward chain, an internal viewing comes highly recommended. The layout offers two bedrooms to the front, shower room, kitchen and lounge with doors leading out to a good size rear garden which has the added benefit of a workshop and plenty of space for those keen gardeners. There is potential for parking to the front if needed.



Council Tax Band: B



## **GROUND FLOOR**

### **Entrance Hallway**

Entrance door to side, loft hatch.

### **Kitchen**

6' 6" x 9' 2" (1.98m x 2.79m) Base units with worktop over, space for cooker and washing machine, two double glazed windows to rear.

### **Sitting Room**

10' 1" x 10' 2" (3.07m x 3.10m) Double glazed doors to garden

### **Bedroom One**

11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window to front, radiator

### **Bedroom Two**

7' 1" x 9' 2" (2.16m x 2.79m) Double glazed window to front, radiator.

### **Shower Room**

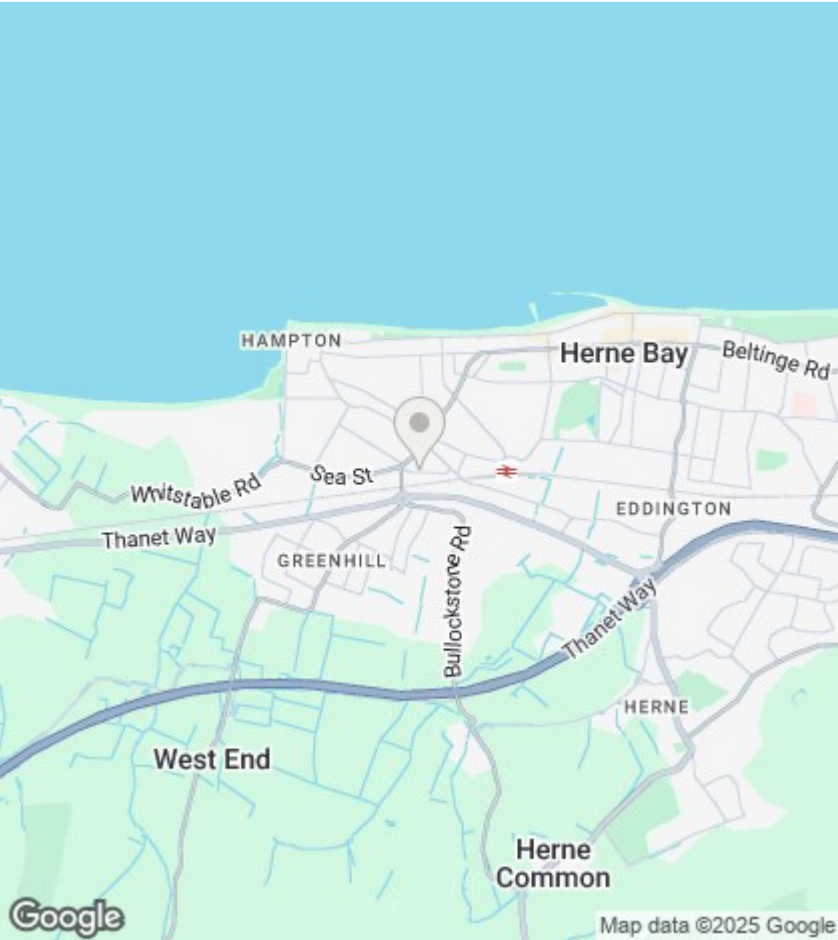
A range of matching wall and base units with worktop over, stainless steel sink and drainer unit, space for fridge and space for cooker. Double glazed window to rear.

## **OUTSIDE**

### **Rear Garden**

Enclosed garden mainly laid to lawn, steel framed shed, chicken coop, access to front, fenced surround.

## **COUNCIL TAX BAND B**



## 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		
England & Wales		EU Directive 2002/91/EC 