

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

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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.

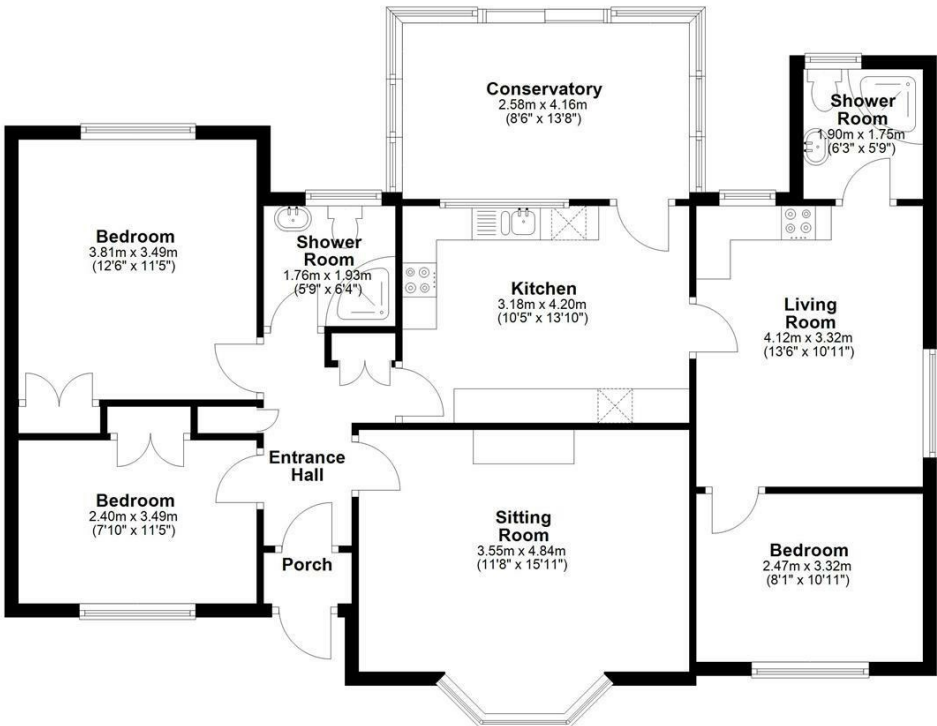
EPC Rating:

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