

# KE



26 Vauxhall Avenue, Herne Bay, CT6 8AQ

£375,000

- Three Bedroom Detached Bungalow
- Beautiful Light Living/Dining Room
- Generous Sized Rear Garden
- Large Driveway And Garage

# 26 Vauxhall Avenue, Herne Bay CT6 8AQ

Nestled in the charming area of Vauxhall Avenue, Herne Bay, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the coast.

The bungalow features three bedrooms, a light and airy open living and dining room overlooking the garden as a well-appointed bathroom, ensuring that all your needs are met with ease. Outside, the property boasts a large driveway for ample parking, a garage and a generous-sized garden, providing an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. This private outdoor space is perfect for family gatherings or quiet evenings under the stars.

As you enter, you are welcomed into a light and airy open living and dining room, which creates a warm and inviting atmosphere. This space is perfect for both relaxation and entertaining, allowing for seamless flow between the living areas.

Located in Herne Bay you will find yourself within easy reach of local amenities, schools, and the beautiful coastline. This property presents a wonderful opportunity for those looking to enjoy a relaxed lifestyle in a vibrant community. Whether you are a first-time buyer, a growing family, or seeking a tranquil retirement home, this bungalow is sure to impress. Do not miss the chance to make this lovely property your own.



Council Tax Band: C



## **GROUND FLOOR**

**Porch**

**Kitchen**

14'5 x 9'

**Lounge**

19'11 x 13'

**Bedroom One**

13'11 x 11'7

**Bedroom Two**

12'1 x 8'8

**Bedroom Three**

11'7 x 9'0

## **OUTSIDE**

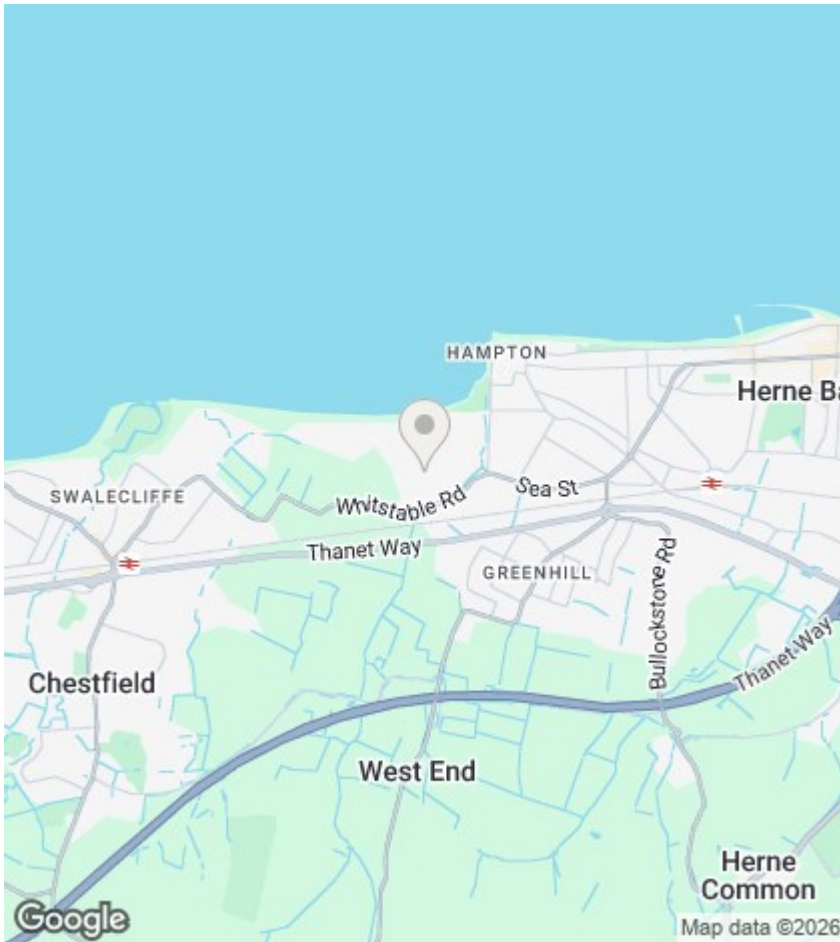
**Garage**

**Rear Garden**

**Driveway**

## **COUNCIL TAX BAND C**

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>69</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. 108.3 SQUARE METERS

