



### 10 Sondes Close, Herne Bay, Kent, CT6 7DQ



Modern semi detached bungalow located on the southern outskirts of town in a quiet cul-de-sac close to the village of Herne. Set back from the road by very long driveway. Offering 2 bedrooms on the ground floor with a converted roof space used as a bedroom with storage. This room is accessed by a narrow paddle staircase off the lounge. The ground floor has been partly extended. The solar panels on the front roof are connected. Gas central heating and double glazing. NO FORWARD CHAIN.



**£360,000 Freehold**



## Entrance Porch

### Entrance Hall

'L' shaped. Access to roof. Built-in cupboard. Radiator.

### Front Bedroom

10'3 x 9'2 (3.12m x 2.79m)

Double glazed window. Power points. Radiator.

### Shower/WC (wet room)

7'1 x 5'6 (2.16m x 1.68m)

Pedestal wash hand basin. Independent shower unit. Low level WC suite. Heated towel rail. Tiled walls.

### Front Bedroom

11'5 x 14'7 (3.48m x 4.45m)

Radiator. Power points. Fireplace fitted with gas fire. Storage cupboard.

### Kitchen (rear)

10'5 x 8'8 (3.18m x 2.64m)

Range of base units and wall cupboards. Display cupboard. Recess for cooker. Plumbed for washing machine. Larder cupboard with gas and electric meters. Windows to side and rear. Double glazed door to side access. Heated towel rail. Recess for fridge. Telephone point.

### Bedroom

16' x 14'5 (4.88m x 4.39m)

### Lounge/Diner (rear)

22'4 x 11'8 (6.81m x 3.56m)

Feature fireplace (electric only). Radiator. Power points. Side window. Double french doors to rear garden.

### Paddle Staircase off Lounge (via door)

### Bedroom

16' x 14'5 (4.88m x 4.39m)

Sloping ceilings. Eaves cupboards. 2x Velux windows. Walk-in roof void housing gas boiler for central heating and hot water (2019). Power points.

## OUTSIDE

### Rear Garden

approx 30' deep x 30' wide (approx 9.14m deep x 9.14m wide)

Mature flower beds. Lawned. Greenhouse.

### Side Access

Hose tap. Gate.

### Detached Garage

22'4 (max) x 8'2 (max) (6.81m (max) x 2.49m (max))

Garage and workshop. Power and light.

### Front Garden, Driveway and Carport

90' (driveway) x 36' (max width front garden) (27.43m (driveway) x 10.97m (max width front garden))

Mainly laid to lawn with bushes and shrubs. Long driveway.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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