



68 Streetfield, Herne Bay, Kent, CT6 7AU



Vacant 2 bedroom modern semi-detached bungalow located in a popular cul-de-sac close to the Village of Herne and local amenities. Features gas central heating, double glazing and off road parking.



£247,995 Freehold



'L' shaped Entrance Hall

Electric meter cupboard. Access to roof space. Radiator.

Front Bedroom

9'9 x 9'7 (2.97m x 2.92m)

Built-in cupboard. Radiator. Power points.

Front Bedroom

11'8 x 9'4 (3.56m x 2.84m)

Radiator. Power points. Built-in wardrobe.

Shower/W.C.

Shower cubicle. Low level W.C. suite. Vanity washbasin. Heated towel rail.

Lounge

9'5 x 17'8 (2.87m x 5.38m)

Radiator. Power points.

Kitchen

8'9 x 9'4 (2.67m x 2.84m)

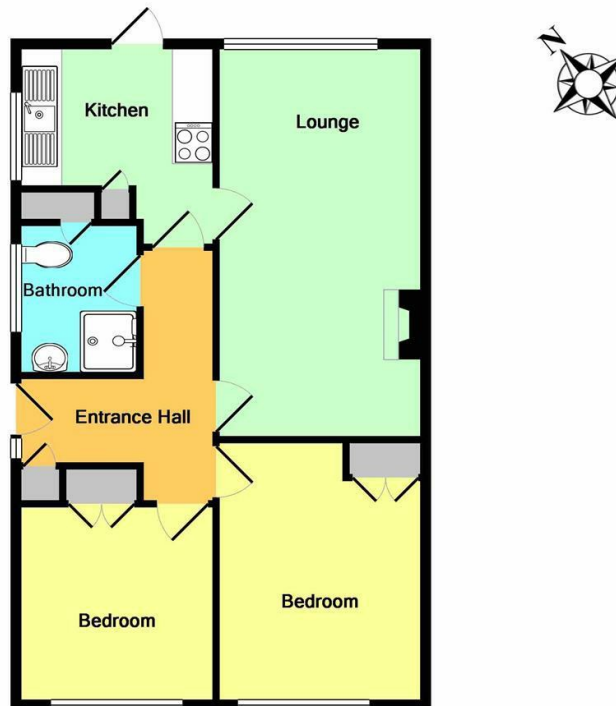
Stainless steel sink unit. Radiator. Power points. Recess for cooker. Double glazed door to rear garden.

Outside

Driveway to front for 2/3 cars. No garage or space. Lawned rear garden approx 44' x 27' overlooking open fields.

Notes

Cavity wall insulation. Roof insulation and new fascias.



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) 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		
	65	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	82
England & Wales	EU Directive 2002/91/EC	

Note:

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

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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