



32 Alexandria Drive, Herne Bay, Kent, CT6 8HX



Detached 2 bedroom bungalow located in a popular residential area just off Hampton seafront. Close to bus route to town. Offered with no forward chain. Gas central heating and double glazed.

£349,950 Freehold



Enclosed Entrance Porch

Entrance Hall

Access to roof space with loft ladder , radiator, power points ,

Front Reception room

13'10" into bay window x 11'1" (4.23m into bay window x 3.4m)
fireplace, power points , tv point . half moon feature side window .

Back Bedroom

10'0" x 11'5" wide (3.05m x 3.49m wide)
radiator , power points , half moon feature side window

Front Bedroom (south)

8'11" m excluding door recess x 7'6" (2.73 m excluding door recess x 2.29m)
Radiator, power points , built in wardrobe

Bathroom/wc

Panelled bath with mixer taps, electric shower unit, vanity washbasin, low level wc . radiator

Kitchen

11'5" depth x 9'7" max width (3.49m depth x 2.94m max width)
Irregular shaped room , base units ,wall cupboards, stainless steel sink unit , Induction hob , electric double oven,
radiator ,power points , door to conservatory

Conservatory

9'7" x 8'1" wide (2.94m x 2.47m wide)
double glazed windows , poly carbonate roof , radiator, power points , wall light ,power points , door to garden

Side Porch (off Kitchen)

all double glazed, access doors to front and rear , built in storage cupboard with gas meter , power points , light ,
plumbed for washing machine , Logic (model) gas combi boiler for central heating and hot water

Rear garden

45'11" x 29'6" (14m x 9m)
2 sheds one with power , 2 side accesses ,

Front Garden

Lawned , open plan ,



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metaplan 12/2017

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 59 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |
| 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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





WILBEE & SON



01227 374010

property@wilbeeandson.co.uk

