



85 Poplar Drive, Herne Bay, Kent, CT6 7PZ



COMING SOON..GREENHILL HERNE BAY , 3 BEDROOM SEMI DETACHED HOUSE WITH GROUND FLOOR BATHROOM/WC.. WOULD GREATLY BENEFIT NOW WITH SOME MODERNISATION...GAS C/HTG,DOUBLE GLAZING...LONG DRIVE ..GARAGE ..NO FORWARD CHAIN ..

Offers In Excess Of £250,000 Freehold



Enclosed Entrance Porch

Double glazed.

Entrance Hall

Consumer unit in cupboard. Radiator. Sliding doors to kitchen.

Ground Floor Bathroom

Panelled bath. Pedestal wash handbasin. Radiator. Double glazed window. Tiling.

Separate WC

Low level WC suite. Double glazed window. 1/2 tiled walls.

Lounge

17'2 x 11' (5.23m x 3.35m)

Double glazed window. Fireplace with gas fire. Built-in display cabinet. Radiator. Power points. Patio doors to conservatory.

Kitchen

12' x 9'3 (3.66m x 2.82m)

Stainless steel sink unit. Worktops and base units. Wall cupboards. Recess for gas cooker. Boiler for central heating and hot water. Power points. Recess and plumbed for washing machine. Door to

Conservatory

20'6 x 10'6 (6.25m x 3.20m)

Double glazed windows. Ply carbonate roof. Patio door to rear garden. 2x radiators. Power points. Fitted dresser and storage unit. Additional fitted cupboards housing meters. Wall light points.

Small Landing

Access to roof. Power points.

Back Bedroom

9'5 (including fitted wardrobes and bed recess) x (2.87m (including fitted wardrobes and bed recess))

Built-in cupboard. Radiator. Power points. Double glazed window overlooking rear garden.

Front Bedroom

10' 10 x 10'9 (3.05m 3.05m x 3.28m)

Built-in cupboard. Radiator. Power points. Double glazed window.

Main Bedroom

16'5 x 9'9 (into bed recess) (5.00m x 2.97m (into bed recess))

Double aspect. Fitted wardrobes. Airing cupboard and hot water tank. Programmer. television point. Power points. Radiator. Additional fitted cupboard for storage.

OUTSIDE

Frontage

30' (9.14m)

Driveway

60' x 8' (max width) (18.29m x 2.44m (max width))

Room to stand a car in front garden off driveway.



Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(32-39) A		
(81-91) B				(21-31) B			
(69-80) C				(15-20) C			
(55-68) D				(9-14) D			
(39-54) E				(2-8) E			
(21-38) F				(1-1) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			80			76	
			43			36	