



28 Herne Avenue, Herne Bay, Kent, CT6 6EN



Nice family home with views offering 3 bedrooms, extended open ground floor accommodation with bi fold doors to the rear garden. New bathroom suite. Gas central heating and double glazing. NO FORWARD CHAIN.



£330,000 Freehold



Entrance Hall

Radiator. Cupboard understairs.

Cloakroom

Low level WC suite. Wash handbasin.

Lounge/Dining Room

32' 10 x 10' widening to 17' (10.01m x 3.05m widening to 5.18m)

Bi fold doors to rear garden. Range of base units. Wall cupboards (approximately 3 years old). LED downlighting. Recess for tumble drier. Recess for washing machine. 'Ideal' boiler. Integrated dishwasher. Integrated fridge freezer. Integrated oven and microwave. Induction hob and extractor unit. Power points. Breakfast bar incorporating 1 1/2 bowl ceramic sink with mixer tap. 2x velux windows in roof.

Landing

7'6 x 6'10 (2.29m x 2.08m)

Access to roof space. Views over town and distant sea views.

Bedroom

10'9 x 9'6 (3.28m x 2.90m)

Views over town and distant sea views. Radiator. Power points.

Bedroom

11'3 x 10'7 (3.43m x 3.23m)

Radiator. Power points. Wardrobes (freestanding).

Bedroom

Radiator Power point

Bathroom/WC

Recently fitted vanity unit with integrated WC. 'P' shaped bath and independant shower over. Heated towel rail. Tiling to walls.

OUTSIDE

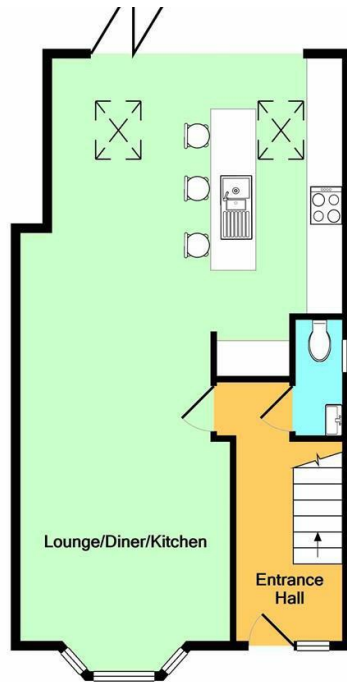
Front Garden

Split level front garden mainly shingled, possible off road parking subject to consent.

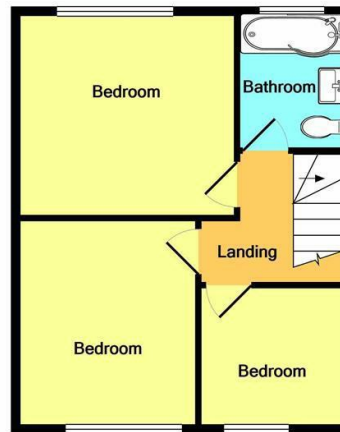
Rear Garden

85' deep approx, x 20' wide approx (25.91m deep approx, x 6.10m wide approx)

(Unable to measure due to partially overgrown). Side entrance and side gate.



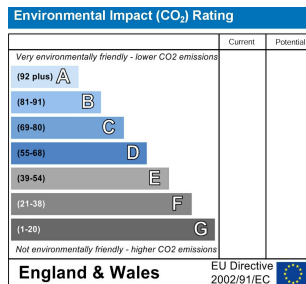
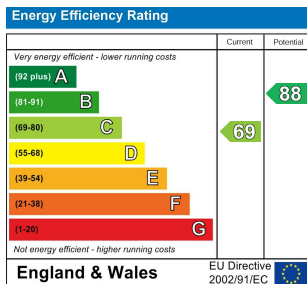
Ground Floor



1st Floor



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Note:

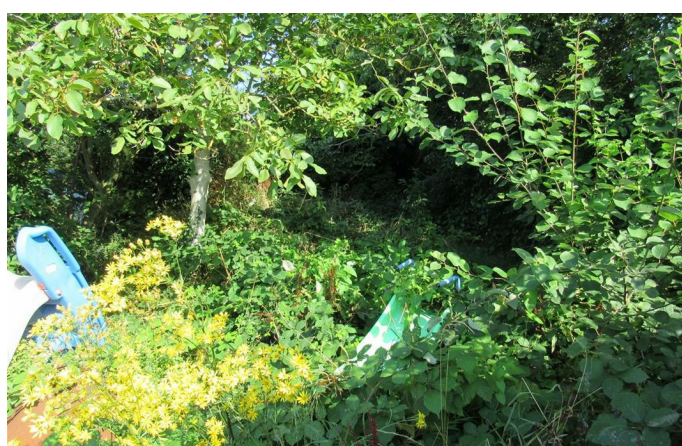
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