



**33 Albion Lane, Herne Bay, Kent, CT6 7LR**



Just on market .....Detached 2 bedroom bungalow just off Herne village close to bus route to town ..gas c/h  
....double glazing... 2 reception rooms .....detached garage to the rear of the property ..approx 160 ft rear  
garden ... The property requires updating and could easily be extended ..... parking for one vehicle to the front  
.... Viewing by appointment only please ...

**£284,950 Freehold**



## **Entrance porch**

Entrance hall, Radiator, Access to roof, Cupboard housing electric smart meter.

## **Front Bedroom**

8'8 x 8' (2.64m x 2.44m)

Radiator Power points, Built in cupboard.

## **Front Bedroom**

12'5 x 10' (3.78m x 3.05m)

Radiator, Power Points

## **Shower / WC**

Shower, Pedestal Wash basin, Low Level WC., Tiled walls, Heated towel rail,

## **Kitchen**

8' max x 10'8 (2.44m max x 3.25m)

Stainless steel sink unit, Wall cupboard, Base units, Gas hob, Recess for fridge, Door to conservatory, Radiator,

## **Middle Reception Room**

21' x 10' (6.40m x 3.05m)

Chimney blocked off, Radiator, Power point,

## **Lounge (rear)**

12'5 x 9'6 (3.78m x 2.90m)

Flat roof needs attention,

## **Sun room**

5'5 x 12' (1.65m x 3.66m)

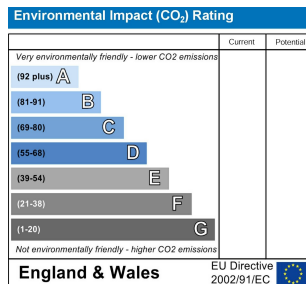
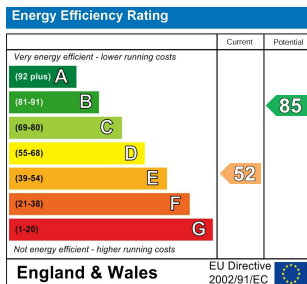
Power points, Door to garden,

## **Rear garden**

Greenhouse, Detached garage at rear with access from Forgefields estate.



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**Note:**

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

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