



8 Mill View Road, Herne Bay, Kent, CT6 7JE



Nicely presented 3 bedroom detached bungalow located in a popular cul-de-sac on the outskirts of the town but easily accessible to the main bus route to Herne Bay central, Herne village and Canterbury. Gas central heating and double glazing. Detached garage. NO FORWARD CHAIN.



£420,000 Freehold



Entrance Porch

Entrance Hall

Radiator. Built-in cupboard. Access to roof space and ladder (ideal for conversion).

Front Bedroom

14'9 x 11'4 (4.50m x 3.45m)

Radiator. Power points. Built-in cupboard.

Front Bedroom

12' x 12' (3.66m x 3.66m)

Window to side. Radiator. Power points.

Side Bedroom

8'5 x 8' (2.57m x 2.44m)

Radiator. Power points. Built-in cupboard.

Bathroom

Vanity wash handbasin. Panelled bath. Electric shower over. Radiator. Power points.

Separate WC

Low level WC suite. Tiled walls.

Lounge

17' x 13'2 (max) (5.18m x 4.01m (max))

2x Radiators. Television point. Power points. Patio doors to sun room. Wood burning stove.

Kitchen

12'4 x 9' (3.76m x 2.74m)

Range of wall cupboards and base units. Ceramic sink unit with mixer tap. Door to rear garden. Recess and plumbed for washing machine. Power points. Recess for fridge. Radiator. Wall cupboard housing gas boiler for central heating and hot water. Recess for gas cooker.

Sun Room

12' x 8' (3.66m x 2.44m)

Double glazed. Roof blinds. Patio doors to rear garden..

OUTSIDE

Detached Garage

Located in rear garden. Pair of wooden doors to front.

Sunny Rear Garden

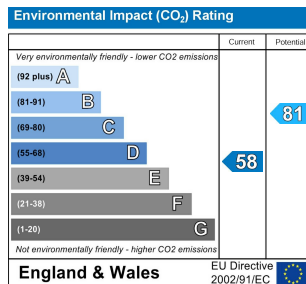
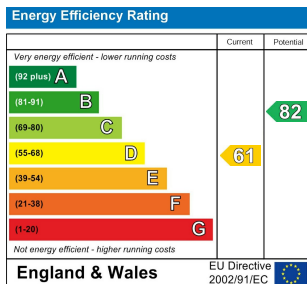
Nicely presented with a variety of mature shrubs, extensive lawned area and established flower borders. Shed. Hose tap. Side entrance plus pair of gates to the driveway.

Front Garden

Lawned and flower beds. Additional parking area. Driveway to garage.



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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Note:

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

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