



## 6 Grange Road, Herne Bay, Kent, CT6 6NQ



Modern detached 2 bedroom bungalow recently under gone extensive quality refurbishment offered with no forward chain. Features new kitchen and bathroom. Gas central heating and double glazing. Parking to the front and garage to the rear accessed from Rose Gardens. Located in a popular residential area close to the village of Beltinge and n bus route to town.



**£319,950 Freehold**



## 'L' shaped Entrance Hall

Radiator. Access to roof space and ladder. Storage cupboard with shelving. Radiator. Power points.

## Lounge/Dining Room

18'7 x 12'5 (5.66m x 3.78m)

Power points. Television point. Radiator. Double aspect room. Double glazed large window and additional window to side.

## Kitchen

Newly fitted range of base units, wall cupboards, drawers and integrated slimline dishwasher. Stainless steel sink unit with mixer taps.. Ceramic hob, electric oven. Extractor unit over hob. Integrated fridge/freezer. Unit under lighting. Power points. Led lighting in kickspace pelment. Integrated wahsing machine.

## Bathroom

Concealed cistern low level WC suite. Vanity wash handbasin with mixer tap unit and shower attachment. Heated towel rail. Tiled walls. Double glazed window.

## Back Bedroom

13'5 x 9'7 (4.09m x 2.92m)

Double glazed window. Power points. Radiator. Television point.

## Back Bedroom

9'9 x 9' (2.97m x 2.74m)

Power points. Radiator. Television point.

## OUTSIDE

### Front Garden

front driveway 24' x 23' wide (front driveway 7.32m x 7.01m wide)

Off road parking. Wooden side gate. Flower border to side garden area. main gate to rear garden.

### Rear Garden

approx 30' wide x 24' max depth (approx 9.14m wide x 7.32m max depth)

Mainly laid to lawn. Hard stand for shed. Small green house. Wooden rear gate to shared driveway with access to Rose Gardens. Gas meter. Outside hose tap.

### Older Style Garage/Store

18' x 8'6 (5.49m x 2.59m)

Garage to rear accessed via shared drive-way to 2 Rose Gardens. Up and over door needs replacing.

### Council tax

Council banding 'C' £1379.56.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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.

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