



29 Ford Close, Herne Bay, Kent, CT6 8AN



Modern detached 2 bedroom bungalow located on the outskirts of town on a private residential estate backing onto fields with country views. Requires some updating. Some electric heating. Double glazed. NO FORWARD CHAIN.



Offers In The Region Of £315,000 Freehold



Enclosed Entrance Porch

Double glazed. Power points.

Entrance Hall

Access and ladder to roof space. Storage cupboards.

Front Bedroom

11'10" x 10'5" (3.61m x 3.20m)

Storage heater. Power points.

Back Bedroom

10'11" x 8'5" (3.33m x 2.58m)

Power points.

Bathroom/WC

5'6" x 6'2" (1.69m x 1.89m)

Panelled bath with electric shower unit. Pedestal wash hand basin. Low level WC suite.

Lounge

15'11" x 10'11" (4.87m x 3.35m)

Storage heater. Power points. Door to sun room.

Kitchen (off hall)

10'9" x 7'4" (3.29m x 2.24m)

Base units and wall cupboards. Sink unit. Recess for electric cooker. Power points. Door to

Sun Room

27'9" x 7'6" (8.46m x 2.29m)

Storage heater. Power points. Polycarbonate roof. Roof blinds. Patio door to rear garden. Country views.

OUTSIDE

Rear Garden

45'7" (deep) x 37'8" (wide) (13.9m (deep) x 11.5m (wide))

Mainly laid to lawn with country views. Patio area.

Front Garden

Lawned.

Long Driveway to Detached Garage



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