



39 Bognor Drive, Herne Bay, Kent, CT6 8QR



Recently refurbished throughout to a very high standard , this 2/3 bedroom immaculate semi -detached bungalow is located in a very popular residential area on the west side of town , close to the railway station , local shops and bus route , Ideal for retirement purposes , offers flexible accommodation , gas central heating and double glazing . Early viewing strongly recommended .

£399,995 Freehold



Enclosed entrance porch

radiator, electric meter cupboard, glazed door to Main Hall

Entrance Hall

19'1" x 2'11" (5.83m x 0.9m)

access to roof space with extending ladder, power point, radiator glazed door to Lounge/dining room

Lounge/Dining room

18'4" x 10'2" (5.61m x 3.11m)

new double glazed window and new double glazed door to side entrance, tv point, power points, 2 upright wall radiators, glazed door to hall, glazed door to kitchen

Front Bedroom

10'0" x 9'10" (3.05m x 3m)

newly fitted range of wardrobes with built in drawer unit, drop down clothes rail, tv point, power points, new double glazed window, radiator.

Back bedroom /reception room

10'11" x 12'7" max depth (3.34m x 3.84 max depth)

measurements include the staircase to roof space, power points glazed door to Sun Porch

Sun Porch/Utility Room

8'9" x 7'10" (2.68m x 2.41m)

double glazed room, worktop and wall cupboard, space for tumble dryer, power points, modern glass roof, door to rear garden,

Roof Space

accessed through Back bedroom/reception room, ideal for storage /walk in wardrobe, velux roof window. (The staircase could be removed if desired and replaced with an extending ladder to create a larger room)

Shower /Wc

8'2" max x 5'9" max (2.5m max x 1.77m max)

Recently installed suite, walk in shower cubicle, vanity washbasin, comfort level wc suite, under floor heating

Kitchen

10'1" x 9'2" (3.09m x 2.81m)

Recently fitted range of base units worktops and wall cupboards, induction hob, with extractor unit, integrated oven with foldaway door, integrated fridge /freezer, resin style sink unit with mixer tap, integrated dishwasher, power points, cupboard housing gas condensing boiler for central heating and hot water, airing cupboard with hot water tank, upright wall radiator, double glazed door to rear garden

Rear Garden

well maintained comfortable sized area with astro turf section, patio, summerhouse, one large and one small plastic storage shed, hose tap, side entrance and gate

Front Garden

easy maintained with parking for car



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Note:

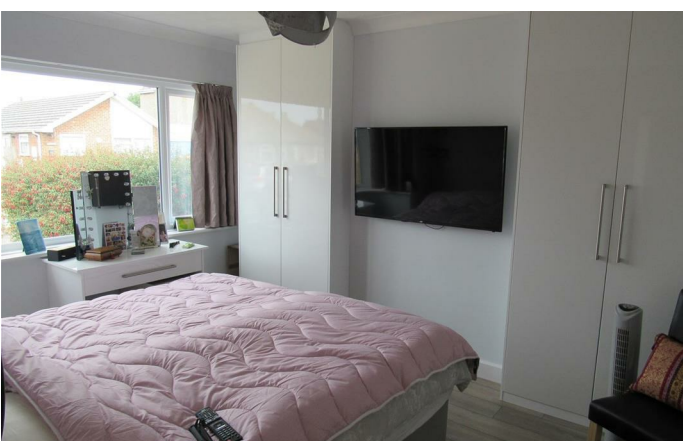
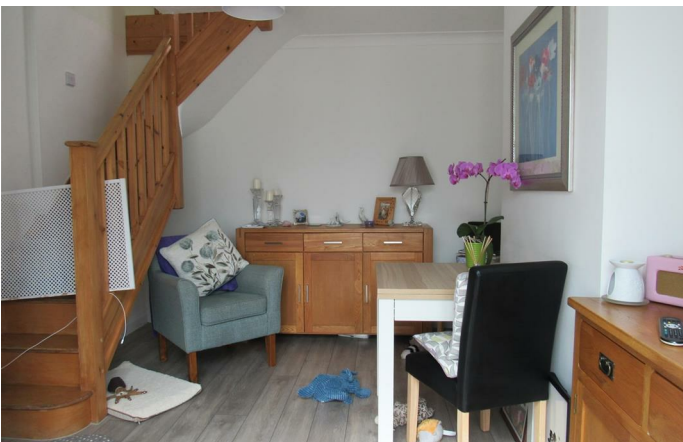
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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