



27 Blean View Road, Herne Bay, Kent, CT6 7RA



Modern detached 2 bedroom bungalow offering spacious accommodation, Gas central heating and double glazing. Located on the south side of town convenient for bus route and local shops, Good size sunny rear garden. Attached garage.



£350,000 Freehold





Enclosed Entrance Porch

Entrance Hall

Built-in cupboard. Access to roof space. Airing cupboard and hot water tank.

Front Bedroom

9' 10" x 11' 10" (3.00m x 3.61m)

Radiator and power points.

Front Bedroom

12' 7" x 13' (3.84m x 3.96m)

Radiator and power points.

Shower WC

Large shower cubicle. Mains shower unit. Vanity wash hand basin with built in WC suite. Radiator. Tiling. Mirror.

Lounge

18' x 12' 4" (5.49m x 3.66m 1.22m)

Double glazed patio doors to rear garden. Radiator. Television point. Power points. Telephone point.

Kitchen

11' 10" x 8' 7" (3.61m x 2.62m)

Stainless steel sink unit 1 1/2 bowl. Recess and plumbed for washing machine. Wall cupboards and base units. Power points. Built-in double oven and gas hob. Integrated fridge freezer. Opening to

Dining Area

11' 6" x 7' 5" (3.51m x 2.26m)

Window overlooking rear garden. Door to rear garden.

Rear Garden

48' (deep) x approx 40' (wide) (14.63m (deep) x approx 12.19m (wide))

Mainly laid to lawn. Sunny aspect. Greenhouse. Patio. Side entrance and gate. Hose tap.

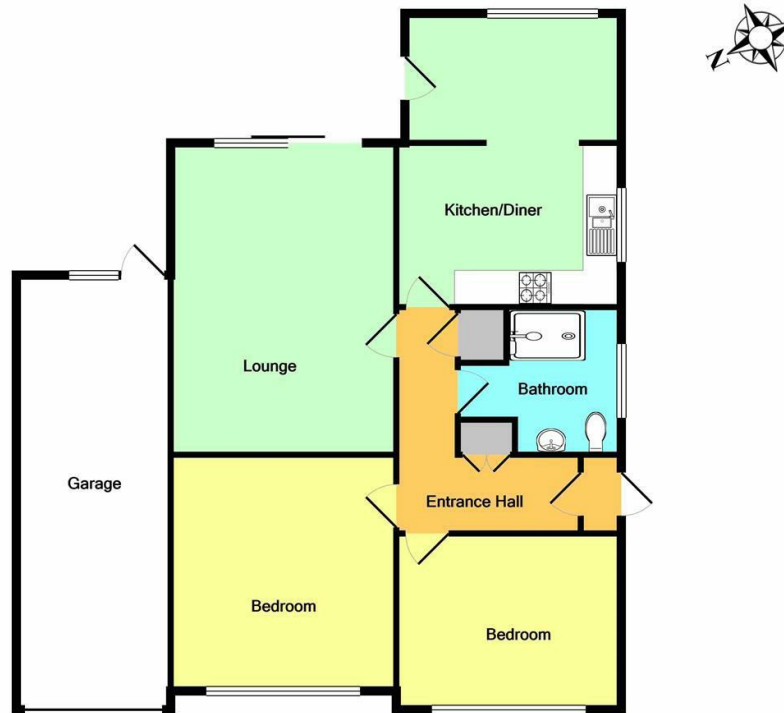
Attached Garage (low roof)

23' x 8' (7.01m x 2.44m)

Up and over door. Personal door. Gas and electric meters. Power and light.

Front Garden

Lawned. Flower beds. Driveway.



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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Energy Efficiency Rating	
	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	
	83
	60
England & Wales	EU Directive 2002/91/EC

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

Note:

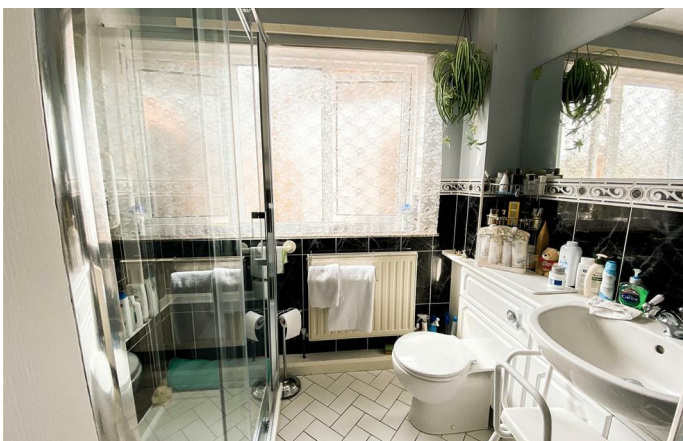
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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