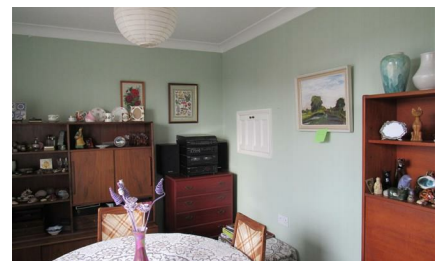




47 Mill View Road, Herne Bay, Kent, CT6 7JF



Modern detached 2 bedroom bungalow located on an elevated plot on the south side of the town with some pleasant countryside views from the front windows . The village of Herne is close by . The property would now benefit from updating but is offered with no forward chain . Gas central heating Double glazingDetached garage with a long drive wayViewing Available ...PLEASE NOTE AT PRESENT WE CANNOT OFFER AN ONLINE TOUR OR PROFESSIONAL PHOTOS OF THIS PROPERTY AT THIS PRESENT TIMEREASONABLE OFFERS CONSIDERED



£360,000 Freehold



Elevated drive to steps up to front door.

Entrance Porch

'L' Shaped Entrance Hall

Access to roof space with ladder. Telephone point. Radiator. Power points. Cupboard housing consumer unit.

'L' Shaped Lounge/Dining Room

Lounge

23'4 x 10'11 (7.11m x 3.33m)

2x Radiators. Power points. Television point. Nice distant country views.

Dining Area

14' 5 x 8 (4.27m 1.52m x 2.44m)

Kitchen

12' x 9' (3.66m x 2.74m)

Range of wall and base units. Recess for cooker. Plumbed for washing machine. Power points. Programmer for central heating and hot water. Airing cupboard housing boiler for central heating and hot water. Radiator. 1 1/2 bowl stainless steel sink unit. Door to

Enclosed Porch

7'8 x 4'10 (2.34m x 1.47m)

(Area suitable for staircase to roof space subject to P.P). Wall cupboards. Door to side not used at present due to change in the floor level.

Separate WC

Low level WC suite.

Shower Room

Shower cubicle with mains shower unit. Vanity wash basin. Radiator.

Back Bedroom

14' x 12' (4.27m x 3.66m)

Built-in wardrobe. Power points. Radiator.

Back Bedroom

11' x 10'4 (3.35m x 3.15m)

Radiator. Power points. Built-in wardrobe. Double glazed patio doors to

Conservatory

10' x 9'5 (3.05m x 2.87m)

Double glazed. Door to garden.

OUTSIDE

Rear Garden

Rear path with 3 steps to rear garden. Lawned. Sunny aspect. Shed. External power point. Views of historic windmill.

Detached Garage

(Not in use at present).

Front Garden

Long sloping driveway. Front garden ideal for parking subject to change. Side gate.



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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:

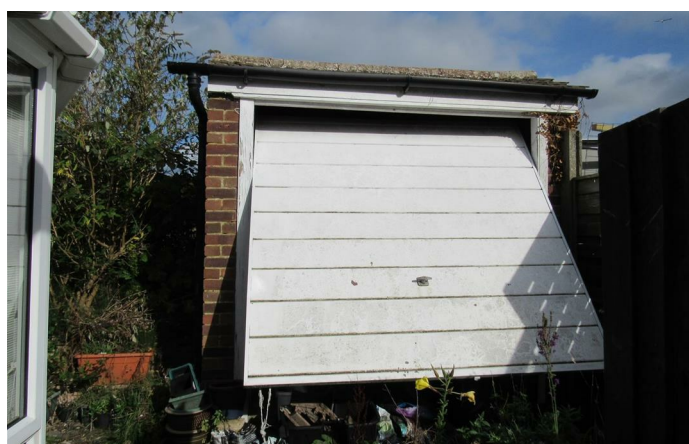
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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