



- Detached Bungalow
- Two Bedrooms
- Garage & Off Road Parking
- Modern Throughout

Rosebery Avenue, Herne Bay, CT6 6RU

£350,000 Freehold

This modern two bedroom detached bungalow is situated in the desirable village location of Beltinge close to local shops and cliff top walks. Bus routes to Herne Bay, Canterbury and motorway links are within easy reach. The property benefits from a spacious lounge/diner, modern kitchen and shower room, two bedrooms, gas fired central heating and double glazing. Outside there are good size gardens to the front and rear and plenty of off road parking leading to a garage at the front. Ideal for retirement or small family. View today!



Property Description

SUMMARY

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LOCATION

Beltinge is a very popular village situated on the eastern outskirts of Herne Bay town. Various shops, eateries and other amenities are centrally located in the village and buses are available serving the Canterbury Triangle route. Enjoy cliff top walks along the Saxon Shore Way which forms part of the round Kent coastal trail. Herne Bay train station is situated about 1.4 miles away from where regular services run to the coast or London bound.

ENTRANCE PORCH

With double glazed double front doors, tiled flooring, double glazed door leading to:-

ENTRANCE HALL

L' shape with loft access, telephone point, built in storage cupboard, heating thermostat, radiator.

LOUNGE

15' 10" x 11' 11" (4.84m x 3.64m) With feature fireplace, electric fire, television point, radiator, double glazed window to rear, double glazed door leading to garden.





KITCHEN

11' 7" x 9' 7" (3.55m x 2.93m) With single drainer one and a half bowl sink unit, mixer tap, space for gas cooker, space for fridge, space for freezer, work surfaces with drawers and base cupboards under, wall mounted cupboards, tiled splash back, cupboard housing wall mounted gas fired boiler, built in larder cupboard, serving hatch, double glazed window to rear, double glazed door leading to garden.

BEDROOM ONE

11' 11" x 10' 7" (3.64m x 3.25m) With built in double wardrobe, radiator, double glazed window to front.

BEDROOM TWO

10' 1" x 9' 0" (3.09m x 2.76m) With radiator, double glazed window to front.

SHOWER ROOM

7' 1" x 5' 7" (2.17m x 1.71m) With wash hand basin with vanity cupboard, close coupled WC, shower unit with mains fed shower over, part tiled walls, tiled flooring, wall mounted electric heater, radiator, double glazed window to side.

OUTSIDE

Front garden mainly laid to lawn with driveway leading to garage. Rear garden approx. (49ft deep - 35ft wide). With laid to lawn area, hard standing area, greenhouse, shed, outside tap, side access, personal door leading to garage.

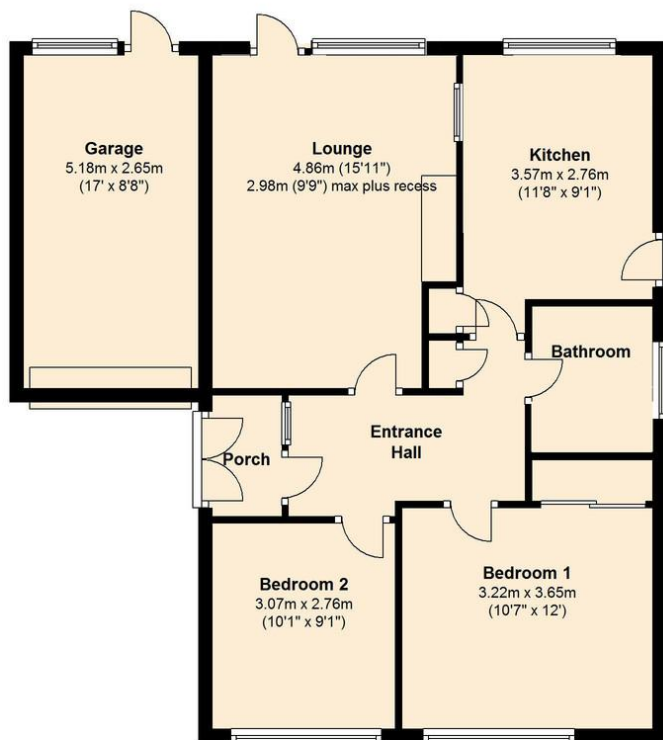
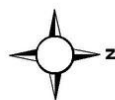
GARAGE

With up and over door, power and light, space for washing machine, space for tumble dryer, double glazed window to rear.

FREE VALUATION

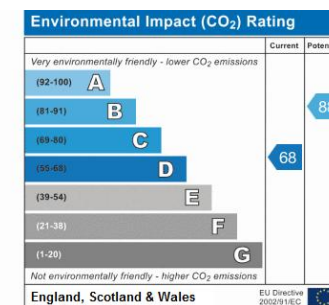
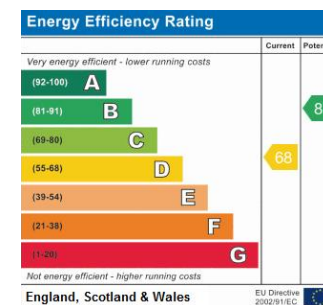
Please contact us for a free market appraisal on your own property.





NOTE

All viewings are strictly by appointment. In the event you make an acceptable offer on any of our properties, please be aware we will need a copy of your mortgage agreement in principle, proof of deposit, proof of cash if purchasing without a mortgage, the name of your selling agent if you are funding the purchase with a related sale and the name of the solicitor that will be acting for you on your purchase, before we can remove the property from the market.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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