

**01843 80 80 88**

**0.75% +VAT for selling**  
**£199 +VAT for letting**

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



## Spenser Road, Herne Bay



- Detached Bungalow in sought after location
- Two double bedrooms
- Lounge and separate Kitchen Breakfast room
- Garage (Ideal for conversion into reception room)
- Close to shops, bus routes and London links
- Double glazing and Gas central heating

**£ 249,995**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Xpert agents are pleased to offer this detached bungalow conveniently situated in a prime central location with access to local amenities, mainline railway station, seafront, Memorial Park and Herne Bay Bowls Club.

Accommodation comprises two double bedrooms, lounge, large kitchen / diner leading out onto the rear patio and garden, bathroom, good sized rear garden, integrated garage and off street parking. Other benefits include double glazing and gas fired central heating. The property is offered with no forward chain.

### Open Strom Porch

#### Entrance Hall

Radiator, doors to principle rooms, loft hatch, built in airing cupboard with shelving, door leading to garage.

#### Lounge 4.57m (15'0") x 3.66m (12'0")

Rear aspect with double glazed windows to rear garden, feature fire surround, Radiator.

#### Kitchen 5.79m (19'0") x 3.35m (11'0")

Rear aspect with double glazed sliding doors leading to rear garden and double glazed window to side. Range of wall and base units with single drainer sink unit and work surfaces over, built in oven and hob, recess for washing machine.

#### Bedroom one 4.57m (15'0") x 3.73m (12'3")

Front aspect with double glazed bay window, radiator.

#### Bedroom two 3.25m (10'8") x 3.05m (10'0")

Double glazed window to side, radiator.

#### Bathroom

Suite comprising panelled bath, hand basin and matching WC. Double glazed window to side, radiator.

#### Integrated Garage 4.88m (16'0") x 2.44m (8'0")

Accessed via entrance hall, up and over door, power and light, double glazed window to side.

#### Rear garden

Enclosed private rear garden with decked area, laid to lawn and fencing to three sides.

#### Front Garden

Small front garden with walled boundary and off street parking leading to garage.

### Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach,  
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