



GUILDCREST ESTATES



108 Mill Lane, Herne, Herne Bay CT6 7JH





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Mill Lane, Herne, Herne Bay CT6
7JH

£350,000

Located in the charming village of Herne, this modern semi-detached bungalow on Mill Lane offers a delightful blend of comfort and convenience. With two spacious double bedrooms, this extended property is perfect for those seeking a tranquil retreat. The generous great size lounge and dining area provide an inviting space for relaxation and entertaining, while the modern fitted kitchen is equipped to meet all your culinary needs and you will also find an ultra modern Shower/WC.

One of the standout features of this bungalow is the lovely low maintenance south facing rear garden which is very private and offers stunning views over the picturesque countryside, allowing you to enjoy the beauty of nature right from your home. There are also two outdoor power sockets in the garden and one on the driveway. The property also boasts a well-maintained garage and ample off-road parking, accommodating up to four vehicles, which is a rare find in such a lovely village setting.

The location itself is a significant draw, offering a peaceful atmosphere while still being within easy reach of local amenities. Whether you are looking to downsize, seeking a first home, or simply desiring a serene place to live, this bungalow presents an excellent opportunity. With its modern features and





idyllic surroundings, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property your new home.

Under section 21 of Estate Agents Act the seller is a friend of a member of staff at Guildcrest Estates

Council Tax Band C

Freehold

Mains water, electric, gas, gas central heating, sewer

Fixed Wireless Broadband





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Key Features

- Extended Bungalow
- 2 double bedrooms
- Great size Lounge/Diner
- Modern fitted kitchen
- Modern Shower room and WC
- Views over countryside to the rear
- Long driveway and garage
- EPC rating D

Important Information

Freehold
 Bungalow - Semi Detached
 702.00 sq ft
 Council Tax Band C
 EPC Rating D

£350,000

Mill Lane, Herne
 Approximate Gross Internal Area = 65.28 sq m / 702.67 sq ft
 Garage = 14.0 sq m / 150.69 sq ft
 Total = 79.28 sq m / 853.36 sq ft
 For identification only - Not to scale

GROUND FLOOR

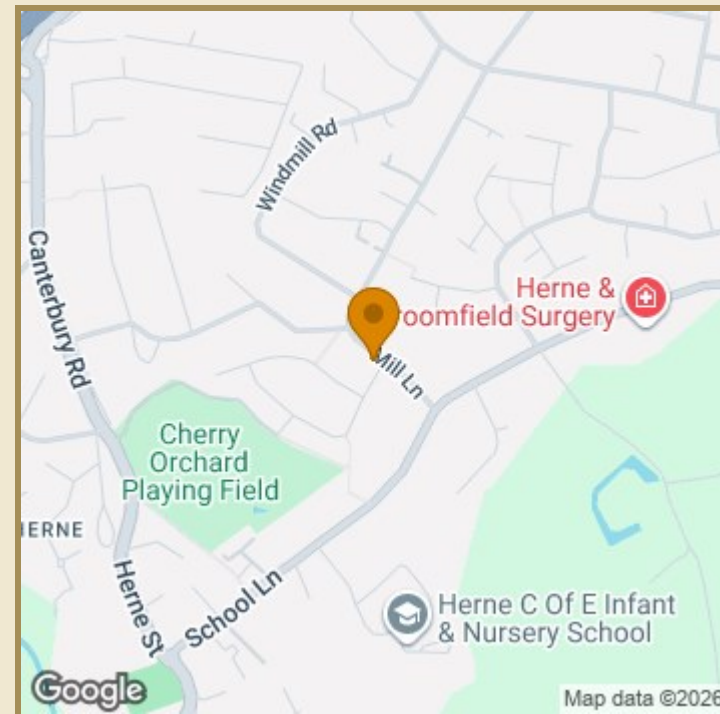
Kitchen / Dining Room
 17'4" (5.21) x 16'1" (4.89)

Living Room
 17'11" (5.47) x 9'5" (2.88)

Bedroom 1
 11'9" (3.59) x 9'0" (2.74)

Bedroom 2
 10'2" (3.09) x 9'0" (2.75)

Garage
 16'5" (5.01) x 9'2" (2.80)



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			
		67	84
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	



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