



## 9 Hardy Road, Greatstone, New Romney, Kent, TN28 8SF

**£305,000**

**FREEHOLD**

We are pleased to offer this two bedroom detached bungalow located in Greatstone with only a short walk to the sandy beaches of Greatstone.

The property comprises of porch, living room, two bedrooms, shower room, kitchen/diner and spacious conservatory. A large rear garden mainly laid to lawn with fenced surrounds, patio, garage and shed. Off road parking for several cars. The property benefits from UPVC windows and Gas central heating. No onward chain

Within a short drive you can be on New Romney High Street with it's many amenities, or on the beach.

- **2 BEDROOMS**
- **SHOWER ROOM**
- **KITCHEN/DINER**
- **LARGE CONSERVATORY**
- **LARGE GARDEN**
- **PARKING FOR SEVERAL CARS**
- **NO CHAIN**



## Full Description

### PORCH

5'5" x 3'6" (max approx)

Tiled floor. Part brick, part glazed. UPvc front door. Glass paneled door to lounge.

### LOUNGE

14'0" x 11'9" (max approx)

Dual aspect room. Fireplace with open fire. Carpet. Radiator

### HALLWAY

Loft Hatch. Carpet. Doors to:

### KITCHEN

8'9" x 14'7" (max approx)

Square edge laminate worktop. Range of cupboards and drawers under and matching over. . Lamona oven. Lamona gas hob. Extractor. Stainless steel 1 1/2 sink and drainer. Space for under counter appliance. Worcester boiler. Vinyl tile flooring. Radiator. Door to conservatory.

### BATHROOM

7'5" x 6'1" (max approx)

Walk in shower with Bristan shower. Matching sink and W/C. Vinyl tile floor. Radiator.

### BEDROOM

10'0" x 13'2" (max approx)

Over bed wardrobe. Carpet. Radiator.

### BEDROOM

10'7" x 8'5" (max approx)

Wall storage cupboard and shelf. Carpet. Tv lead

### CONSERVATORY

11'9" x 15'11" (max approx)

Upvc double glazed windows and doors. Vertical blinds. Tiled floor. Radiator.

### OUTSIDE

Front: Driveway for several cars

Rear: Spacious mature garden. Brick garage with up and over door and side door. Shed. Large pond.

Council Tax Band: C






### Ground Floor




Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

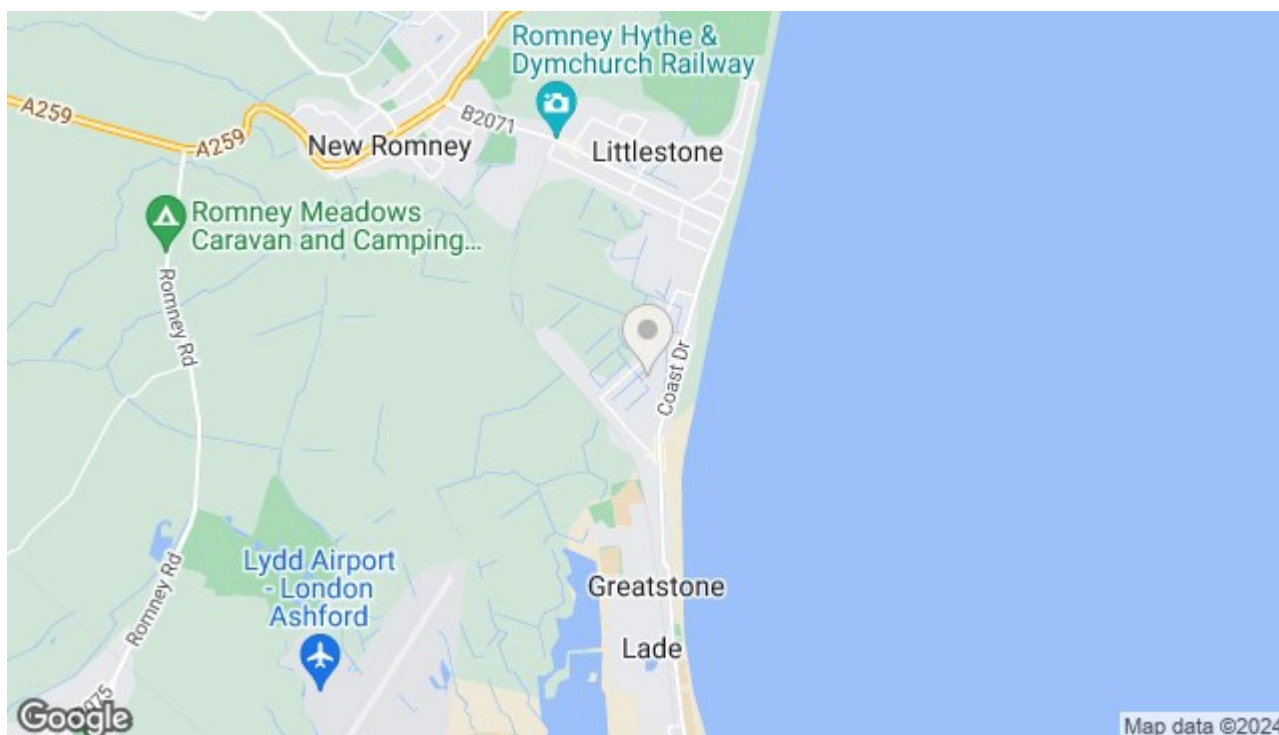


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Our Ref: 3713-14