



Main area: Approx. 77.0 sq. metres (828.8 sq. feet)  
Plus garages, approx. 12.2 sq. metres (131.4 sq. feet)  
**54 Peartree Road, Herne Bay**



54 Peartree Road, Herne Bay, Kent, CT6 7EE

£300,000 Freehold

This three bedroom semi-detached home is perfect for someone looking to get on the property ladder or take the next step up. Nestled in the highly sought-after Broomfield area, this residence offers an ideal location with schools, amenities and the stunning seafront just a short drive away. Internally you enter into a hallway leading to the kitchen and lounge/diner with doors leading to the rear garden. On the first floor are three good size bedrooms and family bathroom. Outside is a good size rear garden with side access plus to the front parking and a integral garage. This is a must see so a viewing is highly recommended.



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## Ground Floor

### Entrance Hall

Front entrance door, door to garage, staircase to first floor.

### Lounge

11' 9" x 18' 4" (3.58m x 5.59m) Double doors to rear leading to the garden, window to rear, radiator.

### Kitchen

11' 9" x 6' 8" (3.58m x 2.03m) Matching wall and base units, stainless steel sink and drainer unit, window to front, door to side.

## First Floor

### First Floor Landing

Airing Cupboard.

### Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m) Window to rear, radiator.

### Bedroom Two

11' 9" x 8' 0" (3.58m x 2.44m) Window to rear, radiator.

### Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m) Window to front, radiator.

### Bathroom

5' 6" x 10' 1" (1.68m x 3.07m) Panelled bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, double glazed frosted window to front.

## Outside

### Rear Garden

Enclosed rear garden, mature trees and shrubs, patio area, mainly laid to lawn, side access.

### Front Garden

Open plan frontage, mainly laid to lawn, driveway providing off road parking for several vehicles.

### Integral Garage

16' 6" x 8' 0" (5.03m x 2.44m) Up and over door to front, door to side.

## Council Tax Band C

### NB

At the time of advertising, these are draft particulars awaiting approval from our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	