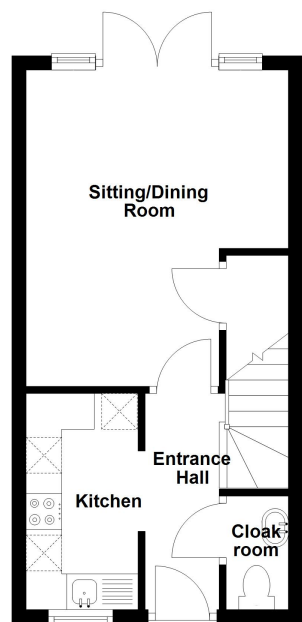




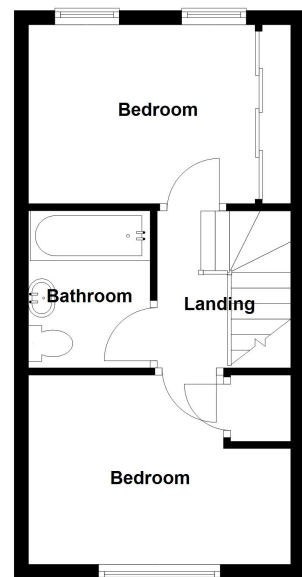
KE



Ground Floor
Approx. 27.8 sq. metres (299.3 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)



27 VISCOUNT SQUARE, HERNE BAY, KENT.
CT6 6FT

£260,000
Freehold

ABOUT THE PROPERTY

This modern two bedroom terraced home is superbly presented and ready to move straight in. The accommodation is light and airy, with great size rooms. Just a short drive away you will find the village shops, amenities, and the Cliff top walks in Beltinge, as well as Herne Bay town centre and seafront. Once inside the property comprises; entrance hall, cloakroom, fitted kitchen and lounge/diner on the ground floor with two good size bedrooms and family bathroom on the first floor. Outside there is a private, low maintenance garden, and a parking space to the front. An internal viewing comes highly recommended.

FEATURES

- Two Bedroom Terrace Home
- Downstairs Cloakroom
- Popular Location on Talmead Development
- Allocated Parking Space to the Front of the Property
- Modern Finish Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Entrance Hallway

Entrance door to front, radiator, stairs to first floor, tiled flooring.

Lounge-Diner

14' 6" x 12' 10" (4.42m x 3.91m)

Double glazed French doors leading out to rear garden with double glazed window panel either side of French doors, two radiators, under stairs storage cupboard.

Kitchen

9' 9" x 5' 1" (2.97m x 1.55m)

Fitted in a range of modern matching wall and base units with roll top work surfaces. Built in electric oven and gas hob with extractor fan over. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine and space for fridge freezer. Double glazed windows to front, tiled flooring.

Downstairs Cloakroom

White suite comprising low level WC and pedestal wash hand basin, extractor fan, tiled flooring.

FIRST FLOOR

Landing

Access to loft, radiator.

Bedroom One

13' 6" into wardrobes x 8' 2" (4.11m x 2.49m)

Two double glazed windows to rear, radiator, range of wardrobes with mirrored fronts.

Bedroom Two

12' 8" into recess x 7' 0" (3.86m x 2.13m)

Double glazed windows to front, radiator, built in over stairs storage cupboard with shelving.

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

White suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs, extractor fan, radiator, tiled flooring.

OUTSIDE

Rear Garden

Fence enclosed and mainly laid to lawn with decking area.

Front Garden

Small paved path and shrubbery area.

Allocated Parking

Off street parking for one car and visitors space for one car.

COUNCIL TAX BAND C

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

