



Total area: approx. 61.6 sq. metres (662.7 sq. feet)  
**87 Peartree Road, Herne Bay**



87 Peartree Road, Herne Bay, Kent, CT6 7EG

## £269,995 Freehold

This pretty house could make an ideal first time buy or be suitable for investors alike and is located in Broomfield on the outskirts of coastal Herne Bay with its beautiful promenade, array of boutique restaurants and pretty shops. There is a regular bus service in to the Cathedral City of Canterbury and there are excellent nearby schools and nurseries. Accommodation comprises entrance porch that leads through to a light and airy lounge with an extended kitchen-diner beyond whilst to the first floor are two good size bedrooms and the bathroom. Externally, there is a pretty rear garden plus the benefit of two parking spaces located at the back of the house.





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## Ground Floor

### Entrance Porch

Front entrance door, radiator, door to:

### Lounge

Double glazed window to front, radiator, stairs to first floor, opening to:

### Kitchen/Diner

The kitchen is a large room with space for table and chairs plus an extension which has allowed for extra space in front of the back door.

There is a range of fitted units with space for an upright fridge/freezer, cooker, space and plumbing for washing machine, sink unit, wall mounted gas boiler, double glazed door to rear.

## First Floor

### First Floor Landing

Loft access.

### Bedroom One

Double glazed window to front, range of fitted furniture plus two deep set storage cupboards.

### Bedroom Two

Double glazed window to rear, built in cupboard housing factory lagged hot water tank.

### Shower Room

Double shower stall with fitted shower, pedestal wash hand basin, low level WC, radiator, double glazed window to rear.

## Outside

### Rear Garden

Low maintenance paved rear garden, timber shed, gate to rear leading to parking.

### Front Garden

Open plan frontage.

### Parking

Two parking space to the rear of the property.

## Council Tax Band B

### NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	