

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.

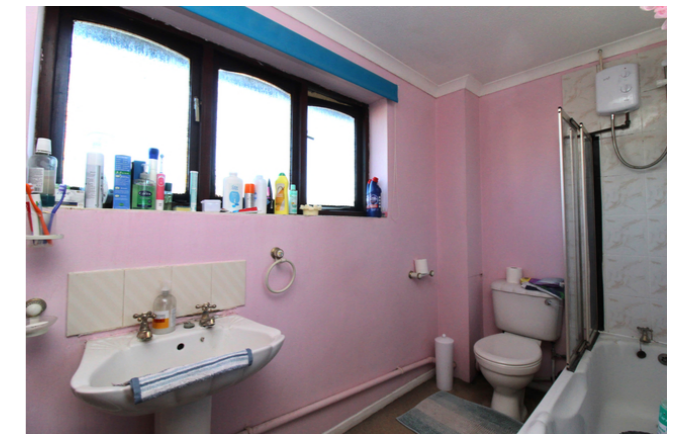
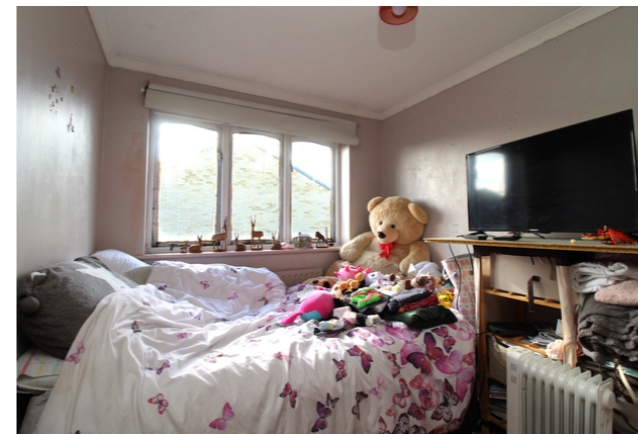
Integral Garage

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	