



Kimber Estates



194 Sea Street, Herne Bay, Kent, CT6 8LE

£350,000 Freehold

This well presented four bedroom semi detached house is located in the popular residential location in Sea Street, Herne Bay. Inside the property comprises a downstairs cloakroom, an inviting entrance hall which leads through to the light and airy lounge, with a good size kitchen leading to a double glazed conservatory. Upstairs offers four decent size bedrooms and a four piece modern family bathroom. The well tended garden is mainly laid to lawn with an outside shed and to the front of the house is a block paved driveway giving ample off street parking. Located on the Western side of Herne Bay the area is a really popular family location, with it being within close proximity to the seafront and park, schools, bus stop and the mainline train station, as well as a number of local amenities.



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GROUND FLOOR

Entrance Hallway

Double glazed entrance door to side, radiator, staircase to first floor, under stair storage cupboard.

Cloakroom

Low level WC, radiator, wash hand basin, double glazed frosted window to side.

Lounge

Two double glazed windows to front, radiator, television point.

Kitchen-Breakfast Room

Fitted kitchen comprising range of matching wall and base units with complementary worktops. Space for range cooker with five burner gas hob and extractor fan above, space for washing machine, dishwasher, fridge/freezer, inset sink unit with mixer taps, deep set under stair storage cupboard, double glazed window to rear, double glazed sliding doors.

Conservatory

Double glazed surround, doors to rear garden.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed windows to rear, radiator.

Bathroom

White suite comprising paneled bath and shower stall. Wash hand basin and low level WC. Fully tiled walls and tiled floor. Double glazed frosted window to side, extractor fan.

OUTSIDE

Rear Garden

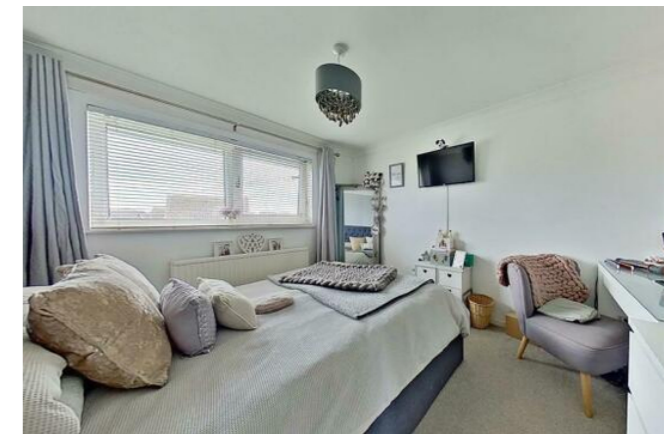
Good size private rear garden with formal lawn and an abundance of flowering shrubs, trees and well stocked borders, outside tap, exterior lighting and power point.

Front Garden & Driveway

Open plan frontage laid to lawn plus block paved driveway providing parking for several vehicles.

COUNCIL TAX BAND D

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		
(69-80)	C		
(55-68)	D	60	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	