



Total area: approx. 69.1 sq. metres (743.6 sq. feet)



26 Herne Avenue, Herne Bay, Kent, CT6 6EN

£299,900 Freehold

Located in a super location convenient for Herne Bay's beautiful beach with coastal walks, the town with a host of boutique restaurants and lovely shops and bus links into neighbouring Whitstable town plus The Cathedral City of Canterbury, this family home comes to the market with NO FORWARD CHAIN. Perfect for First Time Buyers, three bedroom houses in this location are sought after so we would urge serious buyers to make a hasty enquiry.

Located in a super location convenient for Herne Bay's beautiful beach with coastal walks, the town with a host of boutique restaurants and lovely shops and bus links into neighbouring Whitstable town plus The Cathedral City of Canterbury, this family home comes to the market with NO FORWARD CHAIN. Perfect for First Time Buyers, three bedroom houses in this location are sought after so we would urge serious buyers to make a hasty enquiry.

GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front, radiator, staircase to first floor.

Lounge

Double glazed bay window to front, radiator, television point.

Kitchen-Diner

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, stainless steel sink and drainer unit, space for free standing oven, space for washing machine, under stair cupboard, wall mounted gas combination boiler, radiator, double glazed window and door to rear garden.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front with distant sea views, radiator.

Bedroom Three

Double glazed window to front with distant sea views, radiator.

Bathroom

Paneled bath unit, wash hand basin, low level WC, heated towel rail, small shelved cupboard, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to lawn, access to front, fenced surround.

Front Garden

Mainly laid to lawn, stairs leading to front entrance.

COUNCIL TAX BAND C

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	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	