



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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28 Beaumanor, Herne Bay, Kent, CT6 5TQ

£350,000 Freehold

This family home offers scope and potential in a location which has always been considered as desirable given the proximity to town, links into London by road and rail and close to Herne Bay's popular secondary school. The house has super ground floor living space with the advantage of a study room which could be used a fourth bedroom, a large lounge-diner that leads through to the kitchen plus a downstairs cloakroom. The three bedrooms upstairs are all pretty good sizes and two have built in wardrobes. The property comes with a nice rear garden loads of parking via the front driveway with the advantage of a garage. **COMPLETELY CHAIN FREE SALE.**



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## Ground Floor

### Entrance Porch

Front door, further door to hall, storage cupboard.

### Entrance Hall

Radiator, staircase to first floor.

### Cloakroom

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

### Dining Room/Study/Bedroom Four

3.07m x 3.01m (10' 1" x 9' 10") Double glazed window to side, radiator.

### Lounge

5.55m x 3.94m (18' 3" x 12' 11") Double glazed patio doors to rear garden, double glazed window to front, feature fireplace, two radiators.

### Kitchen

4.09m x 1.9m (13' 5" x 6' 3") Range of fitted storage cupboards, under stairs storage cupboard, space for cooker, plumbing for washing machine, space for tumble dryer, stainless steel sink unit, door to rear garden, radiator, 'Potterton' wall mounted boiler, white good included.

## First Floor

### First Floor Landing

Radiator, airing cupboard.

### Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, partially tiled walls, double glazed frosted window.

### Bedroom One

3.99m x 3.5m (13' 1" x 11' 6") Double glazed window to front, radiator, built in wardrobes.

### Bedroom Two

3.53m x 3.12m (11' 7" x 10' 3") Double glazed window to front and side, built in wardrobes, loft access, radiator.

### Bedroom Three

3.06m x 2.11m (10' 0" x 6' 11") Double glazed window to rear, radiator.

## Outside

### Rear Garden

Enclosed rear garden, laid to lawn, patio area, access to front.

### Front garden

Open plan front garden, mainly laid to lawn.

### Detached Garage

Power and light, extensive driveway.

## Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	