



Kimber Estates



26 Talmead Road, HERNE BAY, Kent, CT6 6NW

Offers in Excess of £325,000 Freehold

Located on the Meadow View development, there is excellent access into coastal Herne Bay, Whitstable and The Cathedral City of Canterbury with regular bus services to all three towns. Located on the fringe of the development this three bedroomed link detached house. Internally the accommodation comprises of a modern fitted kitchen/diner, downstairs cloakroom, lounge plus three bedrooms one with en-suite and family bathroom. The garden is low maintenance being patioed with rear access leading to allocated parking to the side. An internal viewing comes highly recommended.

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Ground Floor

Entrance Hall

Double glazed front entrance door, stair case to first floor.

Cloakroom

Low level WC, pedestal wash hand basin, radiator.

Lounge

14' 9" x 10' 4" (4.50m x 3.15m) Double glazed window to side, double glazed doors to side leading to the garden, radiator.

Kitchen/Breakfast Room

14' 8" x 8' 0" (4.47m x 2.44m) Matching wall and base units, tiled splash backs, one and a half bowl stainless steel sink and drainer unit, electric oven, four gas burner hob, space for washing machine, space for tumble dryer, radiator, double glazed window to front and side.

First Floor

First Floor Landing

Bedroom One

10' 5" x 9' 1" (3.17m x 2.77m) Double glazed window to side, radiator, door to:

Shower Room

Fully tiled shower cubicle, pedestal wash hand basin, low level WC, double glazed frosted window to front.

Bedroom Two

8' 6" x 8' 2" (2.59m x 2.49m) Double glazed window to side, radiator.

Bedroom Three

8' 2" x 7' 0" (2.49m x 2.13m) Double glazed window to front, radiator.

Bathroom

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

Outside

Rear Garden

Low maintenance, patio area, shed, rear access.

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		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	