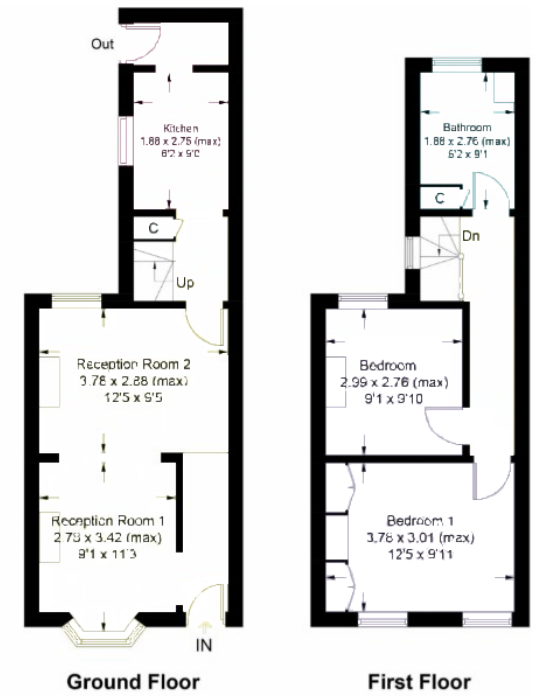




**Floorplan**



Approximate Gross Internal Area  
67 sq m / 721 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID682394)



2 ORCHARD ROW, HERNE BAY. CT6 7AW

**£279,995**  
**Freehold**

## ABOUT THE PROPERTY

Set back from the road in the sleepy village of Herne steeped in History with a beautiful church, post office, local ale house, highly regarded school and excellent links into the Cathedral City of Canterbury is this period cottage. This row of cottages are thought to have been built circa 1880 and this particular home has nicely set out living space, tastefully presented with a large lounge with dining room, attractive fitted galley style kitchen whilst to the first floor is a spacious bathroom and two double bedrooms. There is a low maintenance rear garden plus the advantage of your very own parking space directly outside

## FEATURES

- Set Back From The Road
- Excellent Road Links To Canterbury
- Two Double Bedrooms And Parking
- Period Property In A Village Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Entrance Hall

Double glazed front entrance door, door leading to:

### Dining Room

9' 1" x 11' 3" (2.77m x 3.43m) Double glazed window to front, feature fireplace with exposed brick chimney hearth, radiator.

### Reception Room One

12' 5" x 9' 5" (3.78m x 2.87m) Chimney breast, radiator, wood effect flooring.

### Lounge

Double glazed window to rear, wood effect flooring, television point.

### Inner Lobby

Staircase to first floor, under stairs storage cupboard.

### Kitchen

6' 2" x 9' 0" (1.88m x 2.74m) Range of fitted kitchen units with inset sink units and mixer tap, four gas burner hob with extractor fan over and integral electric oven, integral fridge/freezer, integral washing machine with dryer, double glazed window to rear.

### Rear Lobby

Double glazed door to side, space and plumbing for washing machine, fitted double larder.

## FIRST FLOOR

### First Floor Landing

Double glazed window to side, wood effect flooring.

### Bedroom One

12' 5" x 9' 11" (3.78m x 3.02m) Two double glazed windows to front, radiator.

### Bedroom Two

9' 1" x 9' 10" (2.77m x 3.00m) Double glazed window to rear, radiator.

### Bathroom

6' 2" x 9' 1" (1.88m x 2.77m) Panelled bath with mixer taps and shower over, pedestal wash hand basin, low level WC, double glazed frosted window to rear.

## Outside

### Rear Garden

Enclosed courtyard garden, fully paved patio for easy maintenance.

### Front Garden

Open plan frontage, parking to the front of the house.

## Council Tax Band B

### NB

At the time of advertising, these are draft particulars awaiting approval from our sellers.

