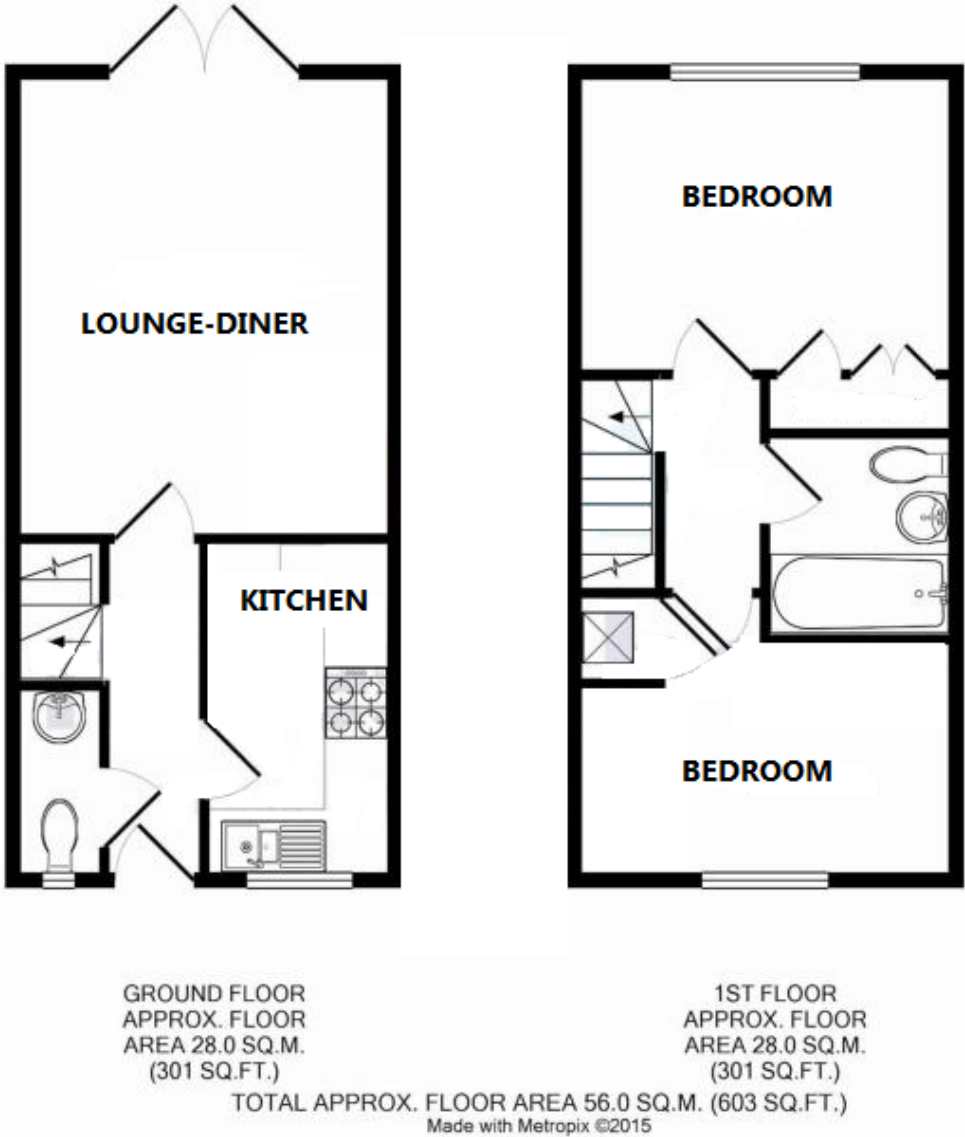




Kimber Estates



4 Puffin Road, Herne Bay, Kent, CT6 6HQ

£250,000 Freehold

We are delighted to offer this two bedroom terrace home to the market! Located in the most pleasant Castle Chase development being within strolling distance of Beltinge shops, Reculver school and the most wonderful clifftop walks overlooking the beach. On the ground floor you have a kitchen, cloakroom and decent size lounge diner, whilst upstairs you have two good size bedrooms and the family bathroom. Outside there is an attractive rear garden. You also have the benefit of two allocated parking spaces. This lovely home is the ideal first time buy or investment opportunity. Please call us today to book an internal visit.



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GROUND FLOOR

Entrance Hallway

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

Cloakroom

Wall mounted sink, low level WC, double glazed frosted window to front.

Kitchen

6' 0" x 10' 5" (1.83m x 3.17m)
Fitted kitchen comprising of matching wall and base units, one and a half bowl sink, integrated fridge freezer, space and plumbing for washing machine, electric four burner hob with oven below and extractor fan over, double glazed window to front.

Lounge-Diner

14' 6" x 12' 7" (4.42m x 3.84m)
Laminate flooring, two radiators, television point, telephone point, double glazed patio doors to rear.

FIRST FLOOR

Landing

Carpet, loft access.

Bedroom One

9' 0" x 12' 7" (2.74m x 3.84m)
Built in triple wardrobe, television point, radiator, double glazed window to rear.

Bedroom Two

12' 6" x 7' 3" (3.81m x 2.21m)
Television point, airing cupboard, radiator, double glazed window to front.

Bathroom

Three piece bathroom suite comprising of low level WC, pedestal sink with mixer tap, panel bath with shower attachment, extractor fan, radiator, vinyl flooring.

OUTSIDE

Rear Garden

Mainly laid to decking with mature flower and shrub borders, fenced perimeters, outside light, timber summerhouse.

Two Allocated Parking Spaces.

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