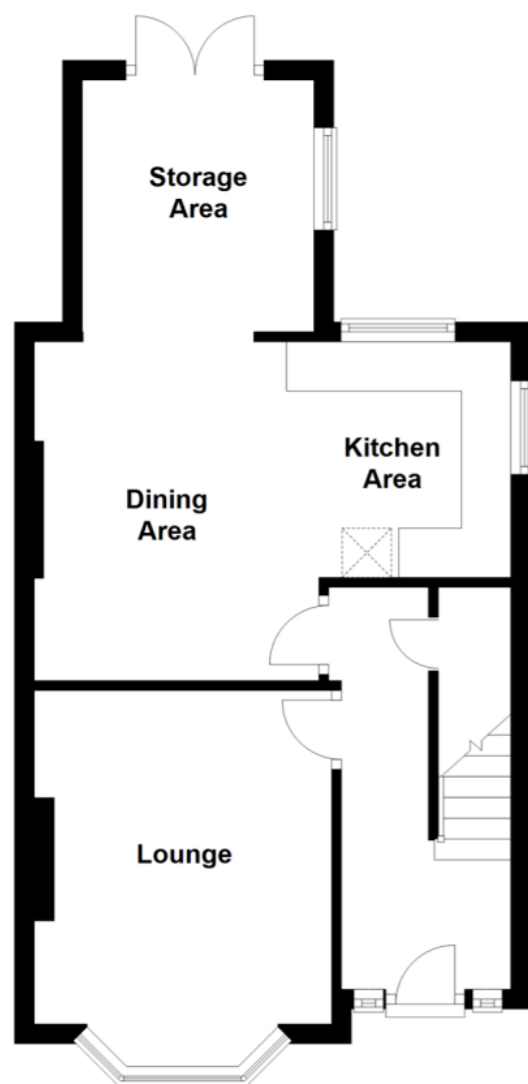




Kimber Estates

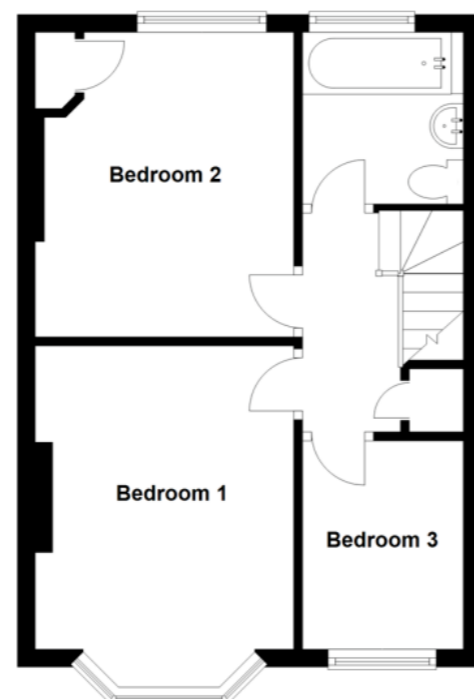
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



12 Mayfield Road, HERNE BAY, CT6 6EH

Offers in Excess of £325,000 Freehold

This well presented three bedroom semi-detached family home is nestled on a quiet road in the popular seaside town of Herne Bay. Perfectly located near local schools, main bus routes and Herne Bay train station, plus you're just 10 minutes stroll away from the town centre and seafront. As you step inside, you'll be greeted by a bright and spacious lounge, alongside open plan kitchen/dining room/sun room perfect for families. Upstairs are three bedrooms and a modern family bathroom. The generous rear garden is laid to lawn with decking area and good side access. To the front of the house is a driveway providing plenty of off street parking. With no onward chain, this property is ideal for a family or first time buyers and offers convenience and potential.



Ground Floor

Entrance Hall

Front entrance door, stair case to first floor, under stairs storage cupboard, radiator.

Lounge

13' 2" x 10' 0" (4.01m x 3.05m) Double glazed bay window to front, radiator, feature fireplace.

Kitchen/Dining Room

11' 4" x 15' 6" (3.45m x 4.72m) Range of wall and base units with work surfaces over, tiled splash backs, butler sink, cooker with extractor canopy over, space for washing machine, double glazed window to side and rear, radiator, opening to:

Sun Room

7' 6" x 8' 4" (2.29m x 2.54m) Double glazed window to side, doors to rear leading to the garden.

First Floor

First Floor Landing

Storage cupboard, loft hatch.

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m) Double glazed bay window to front, radiator.

Bedroom Two

9' 8" x 11' 5" (2.95m x 3.48m) Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

6' 0" x 8' 0" (1.83m x 2.44m) Double glazed window to front, radiator.

Bathroom

Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, heated towel rail, partially tiled walls, double glazed frosted window to rear.

Outside

Rear Garden

Mainly laid to lawn, mature trees and shrubs, raised decking area, side access, shed.

Front Garden

Open plan frontage, driveway providing off road parking.

Council Tax Band C

NB

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

