



194 CANTERBURY ROAD, HERNE BAY, KENT
CT6 5UB

£499,995
Freehold

ABOUT THE PROPERTY

Welcome to this striking period residence, a charming Victorian semi-detached family home that combines modern conveniences with original features. This rare find is situated in a central location, offering easy access to Herne Bay train station, the town centre and seafront all just a short stroll away. Spread over three floors, this delightful home boasts comprehensive living space that caters to all your needs. As you enter, you are greeted by a spacious hallway with high ceilings, creating a grand and welcoming atmosphere. The contemporary style living area features a bay window in the kitchen, flooding the space with natural light. The modern fitted kitchen boasts an impressive range of integrated appliances and the adjoining dining area flows seamlessly into a utility room and cloakroom. To the rear of the property, you'll find a stunning lounge, complete with cozy log burner, vaulted ceiling and double doors leading out to the garden. The first floor of the house offers three bedrooms, two of which benefit from en-suite shower rooms, and family bathroom. To the top floor you'll discover a double bedroom, featuring its own en-suite shower room and WC. Outside offers a large rear garden with cabin and ample off street parking. An internal viewing is highly recommended to fully appreciate the size and condition of this beautifully appointed Victorian home.

FEATURES

- Victorian Period Property Centrally Located
- Ample parking and large garden with cabin
- Extended lounge with vaulted ceiling and log burner
- Contemporary style throughout
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Hall

Front entrance door, stair case to first floor.

Kitchen

11' 8" x 12' 4" (3.56m x 3.76m) Modern fitted kitchen comprising of a range of matching wall and base units with splash backs and complimentary work surfaces over, one and a half bowl sink and drainer unit, electric hob with extractor fan over, double oven, space for fridge freezer, tiled flooring, radiator, double glazed bay window to front, opening to:

Dining Area

11' 10" x 10' 4" (3.61m x 3.15m) Door to:

Utility Room

Double glazed window and door to side, door to:

Cloakroom

Low level WC, wash hand basin.

Lounge

22' 10" x 15' 9" (6.96m x 4.80m) Double glazed window to rear, two double glazed Velux windows to side, double glazed doors to rear leading to the garden, radiator, under stairs storage cupboard.

First Floor

Landing

Staircase to second floor.

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m) Double glazed bay window to front, door to:

En-suite Shower Room

Double shower, low level WC and wash hand basin set in vanity unit, heated towel rail, partially tiled walls, double glazed frosted window to front.

Bedroom Three

12' 11" x 7' 10" (3.94m x 2.39m) Double glazed bay window to rear, radiator, door to:

Shower Room

Wash hand basin, double glazed window to side, corner shower, low level WC, heated towel rail.

Bedroom Three

Double glazed bay window to rear, door to:

En-suite Shower Room

Wash hand basin set in vanity unit, low level WC, corner shower, partially tiled walls, double glazed frosted window to side.

Bedroom Four

7' 4" x 10' 4" (2.24m x 3.15m) Double glazed bay window to rear, radiator.

Bathroom

Panelled bath, low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls, double glazed window to side.

Second Floor

Second Floor Landing

Cloakroom

Wash hand basin set in vanity unit, low level WC, Velux window to front.

Bedroom Two

17' 1" x 10' 4" (5.21m x 3.15m) Two double glazed windows to rear, Velux window to front, access to eaves, door to:

En-Suite Shower Room

Shower cubicle.

Outside

Rear Garden

Mainly laid to lawn, mature trees and shrubs, patio area, decking area, hot tub, side access.

Front Garden

Open plan frontage, driveway providing off road parking for several vehicles.

Council Tax Band C

NB

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

