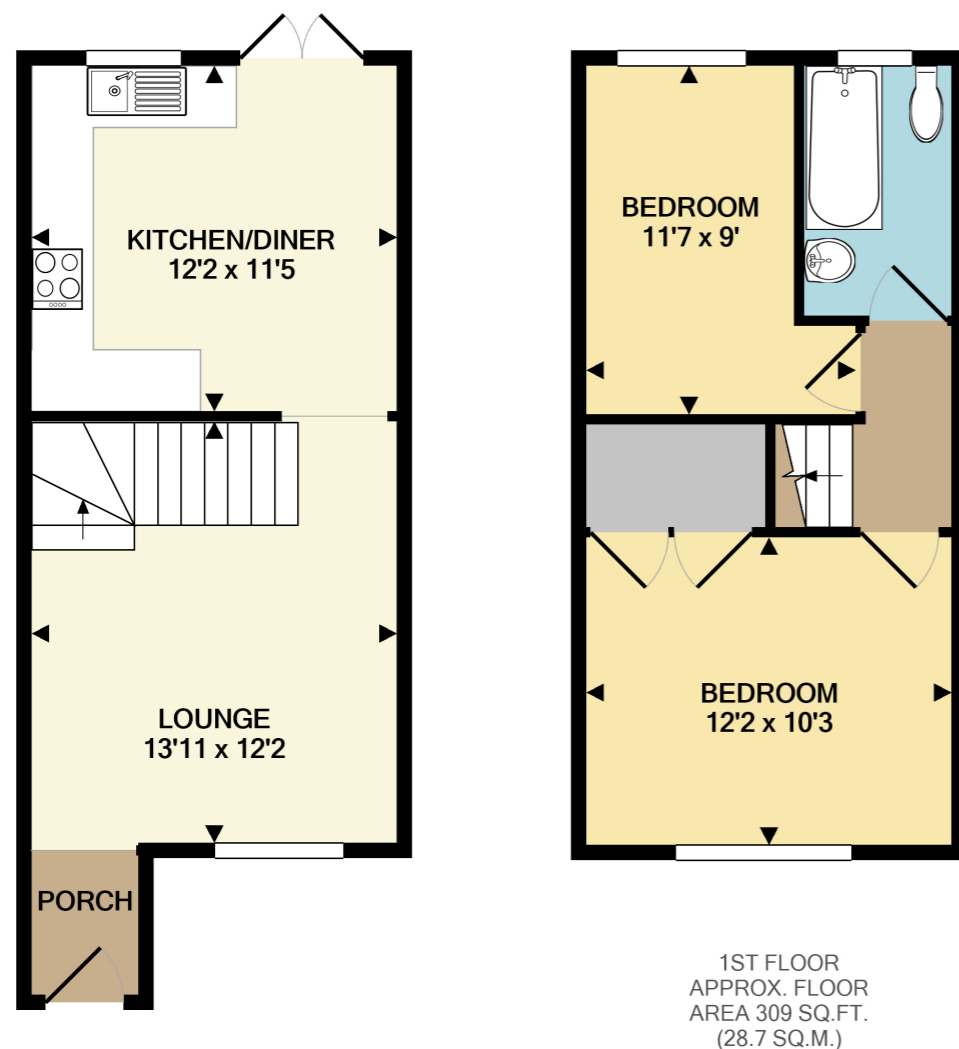




Kimber Estates



GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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117 Peartree Road, Herne Bay, Kent, CT6 7EG

Offers in Excess of £250,000 Freehold

This pretty house could make an ideal first time buy or be suitable for investors alike and is located in Broomfield on the outskirts of coastal Herne Bay with it's beautiful promenade, array of boutique restaurants and pretty shops. There is a regular bus service in to the Cathedral City of Canterbury and there are excellent nearby schools and nurseries. Accommodation comprises entrance porch that leads through to a light and airy lounge with kitchen-diner beyond whilst to the first floor are two good size bedrooms and the bathroom. Externally, there is a pretty rear garden plus the benefit of two parking spaces located at the back of the house.



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Ground Floor

Entrance Porch

Double glazed front entrance door, opening to:

Lounge

13' 11" x 12' 2" (4.24m x 3.71m) Double glazed window to front, laminate flooring, radiator, staircase to first floor.

First Floor

Landing

Double glazed window to rear, radiator.

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m) Double glazed window to front, radiator, storage cupboards.

Bedroom Two

11' 5" x 7' 0" (3.48m x 2.13m) Double glazed window to rear, radiator, cupboard housing tumble dryer.

Bathroom

Panelled bath, wash hand basin set in vanity unit, laminate flooring, low level WC, double glazed window to rear.

Outside

Rear Garden

Laid to lawn, patio area, rear access to two parking spaces.

Front Garden

Mainly laid to lawn with pathway leading to entrance door.

Council Tax Band B

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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	