



Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

109 BLACKBURN ROAD, HERNE BAY, KENT.  
CT6 7UT

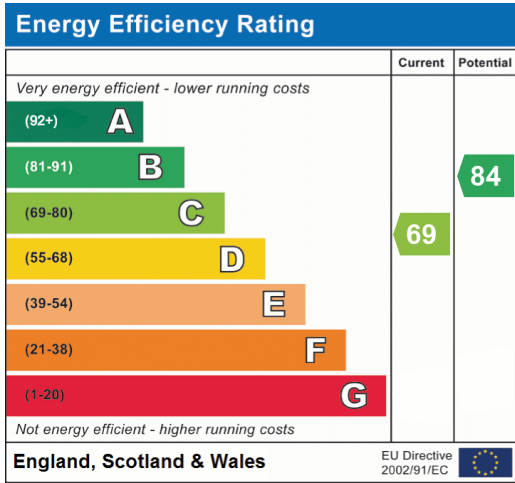
**£275,000**  
**Freehold**



**ABOUT THE PROPERTY**

This lovely end of terrace home is situated within a popular residential area of Greenhill, Herne Bay about 150 yards from local shopping facilities and within the limited catchment area for Briary Primary School and Herne Bay High School. A bus service to Herne Bay (approx. 1.8 miles) is available in Coulter Road. Herne Bay mainline railway station is situated approximately 1 mile away. The property comprises of a spacious lounge/diner leads through to a large conservatory which adds versatility, a great space for the children to enjoy or perhaps an ideal separate dining area. The conservatory also benefits from an insulated roof, meaning it can be enjoyed all year round. A modern kitchen then completes the ground floor. The first floor offers a family bathroom plus three good size bedrooms, the main bedroom has double built in wardrobes and the smaller bedroom has a built in bed with storage below, built in chest of drawers and wardrobe plus overhead storage. Externally the rear garden is mainly laid to lawn which makes a perfect entertaining space. To complete the picture there is allocated parking for one car, whilst there is still the potential to create a private driveway.

- FEATURES**
- Spacious End Of Terrace Home
  - Three Good Sized Bedrooms
  - 24' Lounge/Dining Room
  - 13' Conservatory
  - Popular Location & Catchment For Local Schools



**GROUND FLOOR**

**Entrance Hallway**  
Double glazed entrance door to entrance hall. Stairs leading to first floor.

**Lounge-Diner**  
24' 7 x 9' 10 (7.5m x 3m)  
Double glazed window to front, radiator, television point, under stair storage cupboard, door to conservatory, door to Kitchen, laminate flooring.

**Kitchen**  
12' 3 x 7' 0 (3.74m x 2.14m)  
Fitted kitchen comprising range of wall and base units with complementary work surfaces over and tiled splash backs above arranged on three walls with inset sink unit, space for electric cooker and extractor hood above, space and plumbing for washing machine and dishwasher, door to rear garden.

**Conservatory**  
13' 10 x 8' 8 (4.22m x 2.65m)  
The conservatory is of cavity brickwork construction with UPVC double glazed window surround and fully insulated roof, double glazed French doors to rear garden.

**FIRST FLOOR**

**Landing**  
With access to loft.

**Bedroom One**  
11' 9 x 8' 5 (3.59m x 2.57m)  
Double glazed window to front, radiator, built in double wardrobe cupboard.

**Bedroom Two**  
10' 6 x 8' 5 (3.21m x 2.57m)  
Double glazed window to rear, radiator.

**Bedroom Three**  
8' 9 x 5' 10 (2.67m x 1.78m)  
Double glazed window to front, radiator, built in bed with storage below, built in chest of drawers and wardrobe plus overhead storage.

**Bathroom**  
Suite in white comprising I-shaped bath with rainhead shower over, wash hand basin set into vanity unit, low level WC, heated towel rail, double glazed frosted window to rear, extractor fan.

**OUTSIDE**

**Rear Garden**  
Mainly laid to lawn, timber shed, outside tap, side access, enclosed with fencing and brick wall to rear.

**Allocated Parking**  
For one vehicle.

**COUNCIL TAX BAND B**  
NB  
At the time of advertising these are draft particulars awaiting approval of our sellers.

