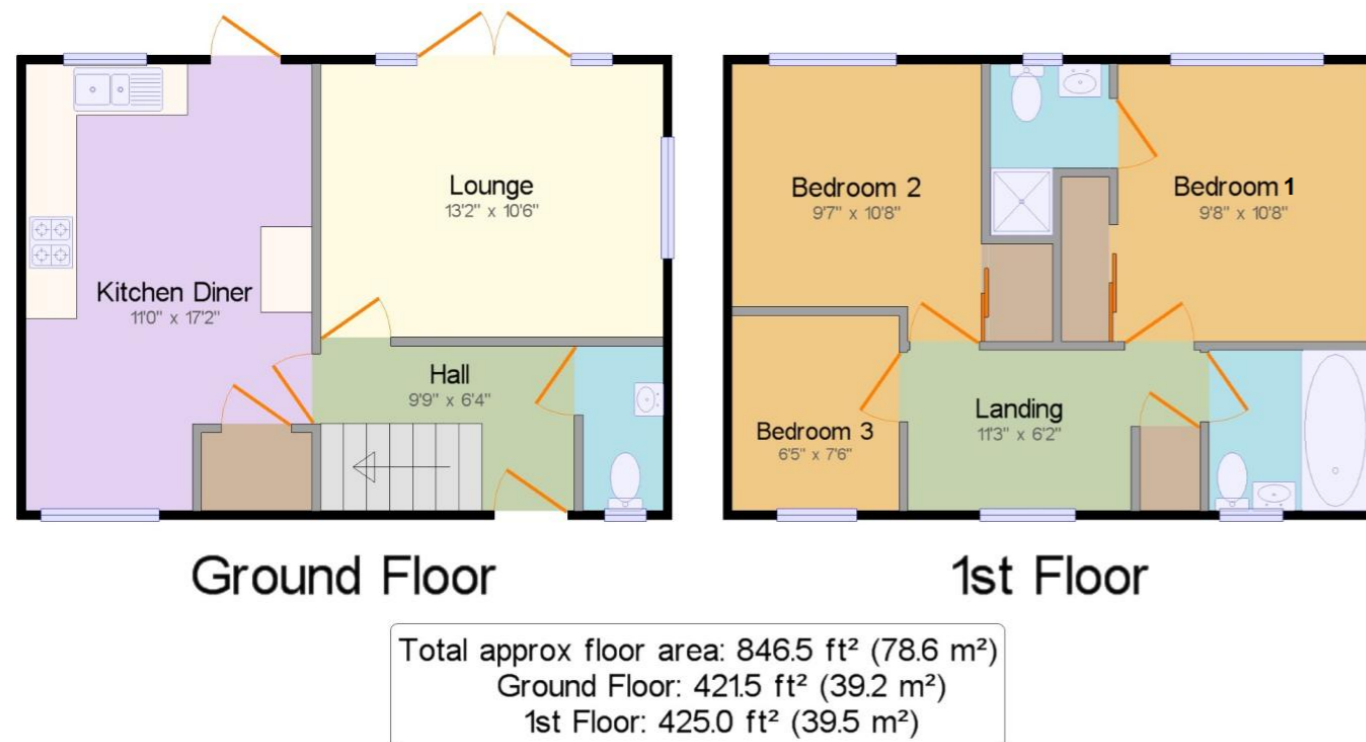




# Kimber Estates



27 Talmead Road, Herne Bay, Kent, CT6 6NU

£300,000 Freehold

This modern three bedroom terraced home is superbly presented and ready to move straight in. The accommodation is light and airy, with great size rooms. Just a short drive away you will find the village shops, amenities, and the Cliff top walks in Beltinge, as well as Herne Bay town centre and seafront. Once inside the property comprises; entrance hall, cloakroom, brand new fitted kitchen and lounge/diner on the ground floor with three bedrooms, en-suite shower room and family bathroom on the first floor. Outside there is a private, low maintenance garden, and a parking space to the rear. The property also benefits from having no onward chain.





**Ground Floor**

**Entrance Hall**

Front entrance door, radiator, stair case to first floor.

**Cloakroom**

Radiator, pedestal wash hand basin, low level WC, double glazed frosted window to

**Lounge**

Double glazed patio doors to rear leading to the garden, radiator.

**Kitchen/Diner**

Matching wall and base units with complimentary work surfaces over, four gas burner hob, double glazed window to front, radiator, double glazed window to rear, double glazed door to rear leading to the garden, space for washing machine, one and a half bowl sink and drainer unit, integral fridge freezer, electric oven, cupboard housing boiler.

**First Floor**

**First Floor Landing**

Double glazed window to front, radiator, storage cupboard.

**Bedroom One**

Double glazed window to rear, radiator, door to:

**En-Suite Shower Room**

Low level WC, pedestal wash hand basin, radiator, double glazed frosted window to rear, shower cubicle.

**Bedroom Two**

Double glazed window to rear, radiator, built in wardrobes.

**Bedroom Three**

Double glazed window to front, radiator.

**Bathroom**

Pedestal wash hand basin, low level WC, partially tiled walls, panelled bath.

**Outside**

**Front Garden**

Area of open plan frontage.

**Rear Garden**

Patio area, mature trees and shrubs, side access, rear access to private parking space.

**One Allocated Parking Space**

**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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	