



GROUND FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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110 Canterbury Road, HERNE BAY, Kent, CT6 5SE

£430,000 Freehold

This detached family home is located in a central area of coastal Herne Bay with its lovely beach, panoramic promenade, cluster of boutique shops and restaurants. The property has nicely set out accommodation with good size rooms and an impressive 100' sunny rear garden. Having undergone modernisation in the last three years, the ground floor offers modern fitted kitchen with integral appliances, L shaped lounge/diner with sliding doors to rear, cloakroom and utility area. To the first floor are three good size bedrooms and a beautifully presented four piece bathroom with walk in shower. Outside the private rear garden has a large workshop creating space for those wanting to work from home and to the front a garage and driveway providing off road parking. There are highly regarded schools nearby, excellent bus links into Canterbury plus the High Speed rail link into London St Pancras. Being offered with no onward chain, an internal viewing comes highly recommended.



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Ground Floor

Entrance Hall

Double glazed front entrance door, stair case to first floor, under stair storage cupboard, radiator, tiled flooring.

Cloakroom

Low level WC.

Lounge

18' 10" x 10' 10" (5.74m x 3.30m) Double glazed window to front, engineered oak flooring, opening to:

Dining Room

9' 0" x 7' 6" (2.74m x 2.29m) Double glazed sliding doors to rear leading to the garden, engineered oak flooring, upright column radiator.

Kitchen

16' 10" x 7' 6" (5.13m x 2.29m) Modern fitted kitchen comprising of matching wall and base units with complementary work surfaces over and tiled splash backs, one and a half bowl sink and drainer unit, five gas burner hob with extractor canopy over, eye level electric oven and steam oven, integral fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to rear.

Utility Area

8' 7" x 7' 6" (2.62m x 2.29m) Double glazed window to side, double glazed sliding doors to rear leading to the garden, door to garage, base units with work surfaces over, space for washing machine.

First Floor

First Floor Landing

Double glazed window to side, loft hatch to boarded loft, airing cupboard.

Bedroom One

15' 0" x 9' 8" (4.57m x 2.95m) Double glazed window to front.

Bedroom Two

9' 0" x 11' 4" (2.74m x 3.45m) Double glazed window to rear, storage cupboard.

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m) Double glazed window to front, storage cupboard.

Bathroom

Roll top bath with shower attachment, walk in shower cubicle with rainfall shower head, high level WC, pedestal wash hand basin, partially tiled walls, Humidistat Extractor Fan, heated towel rail, engineered oak flooring, double glazed window to side and rear.

Outside

Rear Garden

In excess of approximately 100', laid to lawn with mature trees and shrubs, side access. Fully insulated workshop with double glazed window to side and door to front.

Front Garden

Enclosed frontage with driveway providing off road parking for several vehicles, laid to lawn, mature trees and shrubs.

Garage

Council Tax Band D

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	