



30 Coulter Road, Herne Bay, CT6 7RH
£350,000



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Located in the highly sought-after Greenhill residential area, this charming 3-bedroom semi-detached home occupies a desirable corner plot, offering both curb appeal and spacious, well-proportioned living areas. This property is perfect for families or those looking to enjoy the peaceful yet convenient lifestyle Herne Bay has to offer.

As you step inside, you'll be greeted by a warm and inviting interior. The ground floor features a large, open-plan lounge and dining room, providing ample space for family gatherings, entertaining, or quiet relaxation. The flow of the living area seamlessly connects to a modern kitchen that comes equipped with all the essentials. Beyond the kitchen, a light-filled conservatory offers additional flexible living space, ideal as a second sitting room, home office, or dining area, with direct access to the garden, perfect for summer living.

On the first floor, you'll find three comfortable bedrooms, each offering plenty of space and natural light, alongside a well-appointed family bathroom.

Externally, the property shines with its attractive front garden, bordered by a traditional picket fence and mature hedging. The rear garden is an oasis of tranquility, featuring a small pond and a fabulous summerhouse currently used as a relaxation room—ideal for unwinding after a long day or hosting guests. Additionally, there is convenient access to the garage and a private driveway, offering secure off-road parking.

This property perfectly blends charm and functionality, providing the ideal setting for family life in a desirable and convenient location. Early viewing is highly recommended—call today to arrange your appointment!

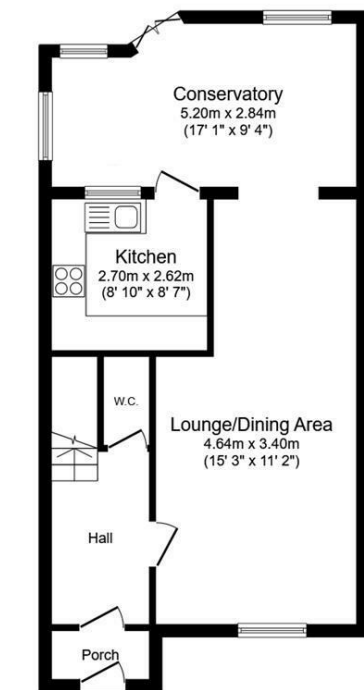
EPC Ordered
Council Tax Band: C
Tenure: Freehold

Description

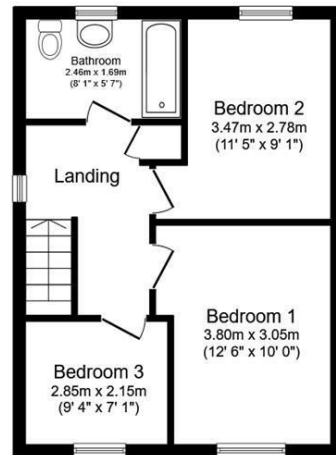
EPC Rating C

Council Tax Band C

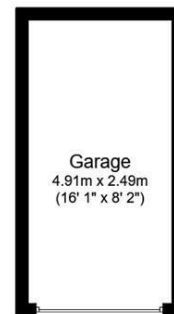




Ground Floor
Floor area 55.5 m² (597 sq.ft.)



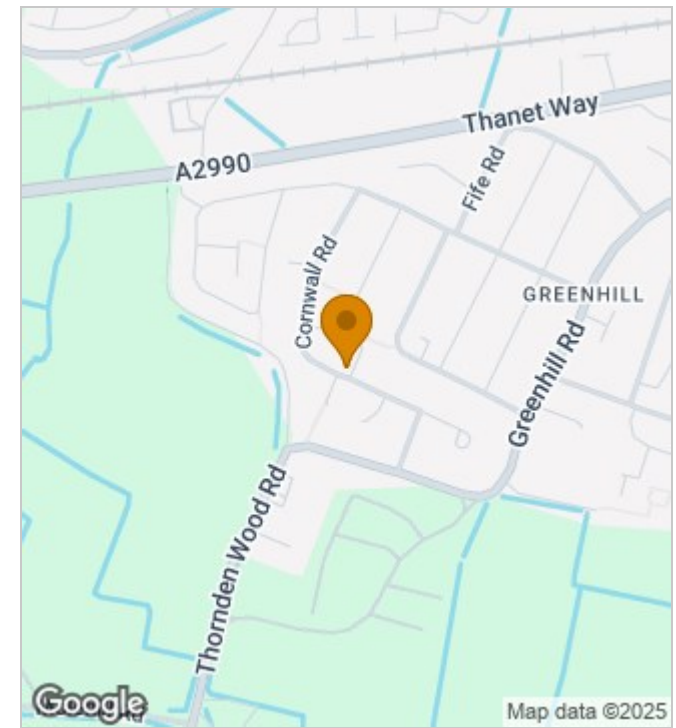
First Floor
Floor area 38.9 m² (419 sq.ft.)



Garage
Floor area 12.2 m² (132 sq.ft.)

TOTAL: 106.6 m² (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

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

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