



**Connells**

Viscount Square  
HERNE BAY



## Property Description

Viscount Square is located in the lovely development of Meadow View. This is on the outskirts of the seaside town of Herne Bay. There are great links to the M2 and A249, as well as easy access to Canterbury

This stunning example of a four bedroom town house is nestled in the square overlooking the a green, comprises of four bedrooms, three of which are double, the master bedroom benefits from an En Suite.

The ground floor has a vibrantly decorated living room with access to the garden through French doors as well as a window flooding in natural light and a high spec fitting kitchen just 3 years ago.

Externally, there is a pavement level path leading to the front door, edged with mature shrubbery, driveway for two cars and garage. The rear garden is a perfect balance of patio adjoining the house and a lawned area with side gate access.

## Cloakroom

WC, wash hand basin, radiator and extractor fan.

## Lounge

13' 7" x 12' 10" ( 4.14m x 3.91m )

Double glazed french doors opening into rear garden, two radiators.

## Kitchen

17' 7" x 11' ( 5.36m x 3.35m )

Double glazed window to front and side, high gloss wall and base units, wood effects worktops, integrated hob with electric fan assisted oven, extractor fan over, gas boiler, space for washing machine and fridge freezer.

## Bedroom One

12' 10" x 10' 10" ( 3.91m x 3.30m )

Located in the 2nd floor with En Suite.

## En Suite

Frosted Window to side, full tiled flooring, WC, hand wash basin, double shower cubicle, electric fan and radiator.

## Bedroom Two

12' 10" x 12' 2" ( 3.91m x 3.71m )

Double glazed window to rear and radiator.

## Bedroom Three

12' 11" x 11' 2" ( 3.94m x 3.40m )

Double glazed window to front and radiator.

## Bedroom Four

11' 2" x 6' 3" ( 3.40m x 1.91m )

Double glazed window to front and radiator.

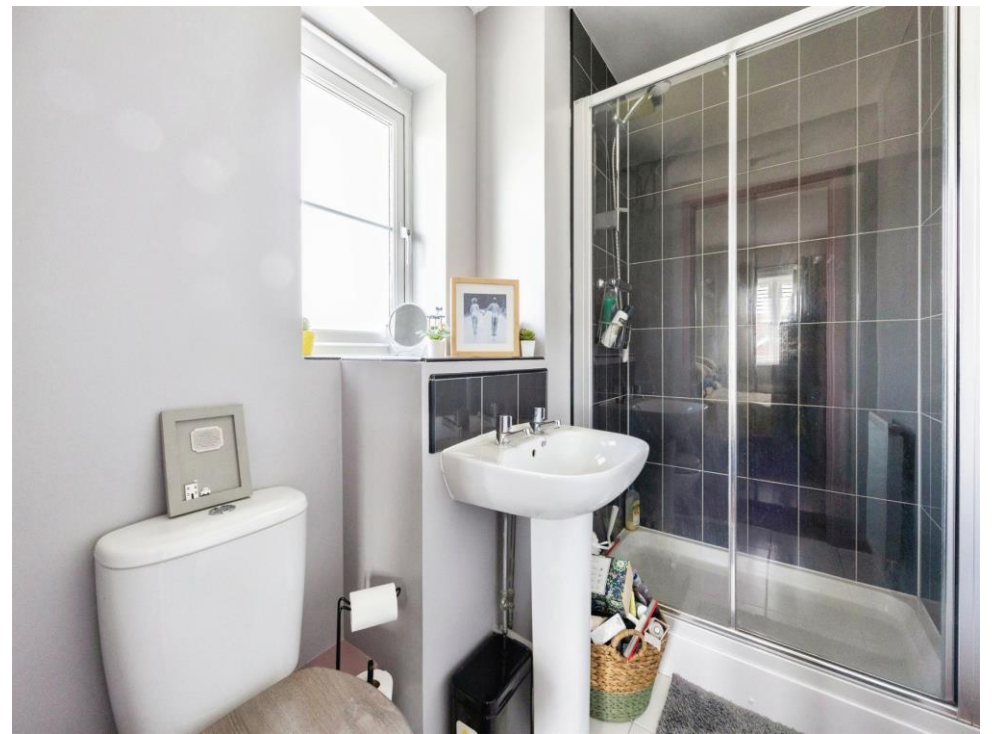
## Front Garden

Lawn to front and paved foot path, driveway and garage with up and over door.

## Rear Garden

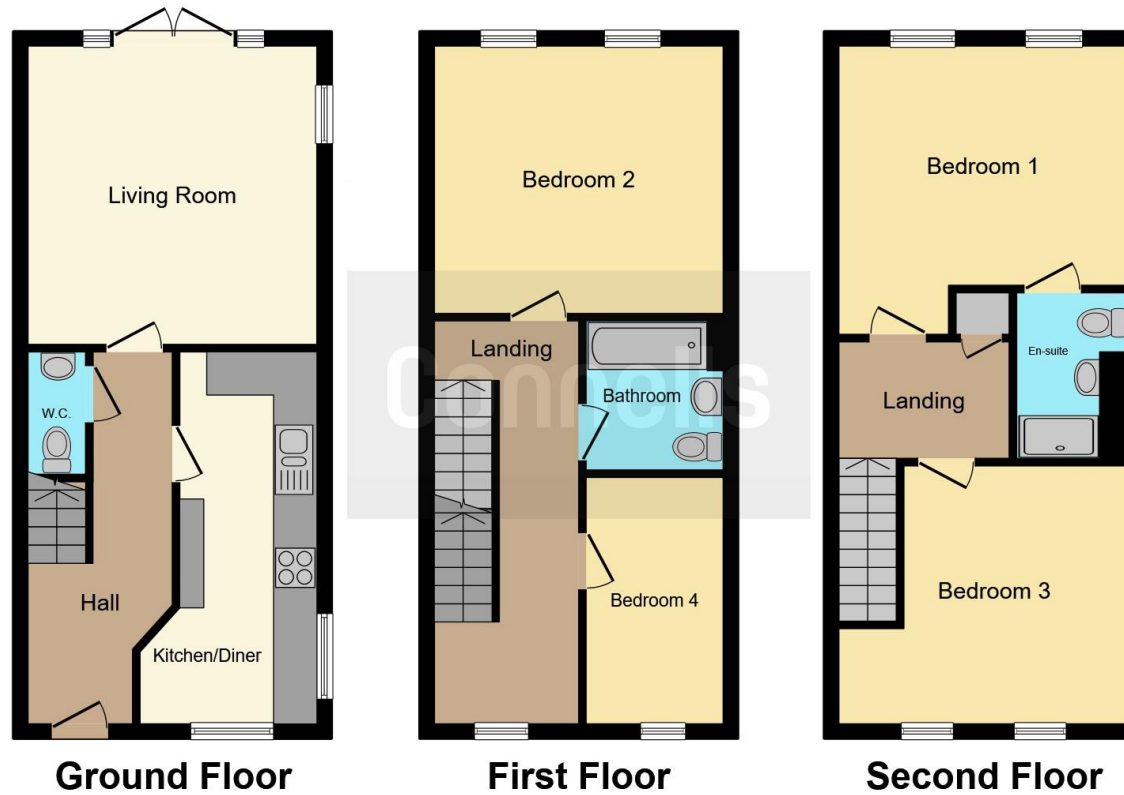
Lawn to rear with paved footpath and side gate access.







**TOILET RULES**  
IF YOU'RE FINISHED  
**FLUSH IT**  
IF IT SMELLS  
IF IT SPRAYS  
IF YOU LEAVE IT UP  
IF IT RUNS OUT  
IF IT'S BROKEN  
**LADIES**  
PLEASE REMAIN  
SEATED FOR THE WHOLE  
PERFORMANCE  
**GENTLEMEN**  
STAND CLOSER  
IT MAYBE SHORTER  
**THAN**  
... YOU THINK ...



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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