

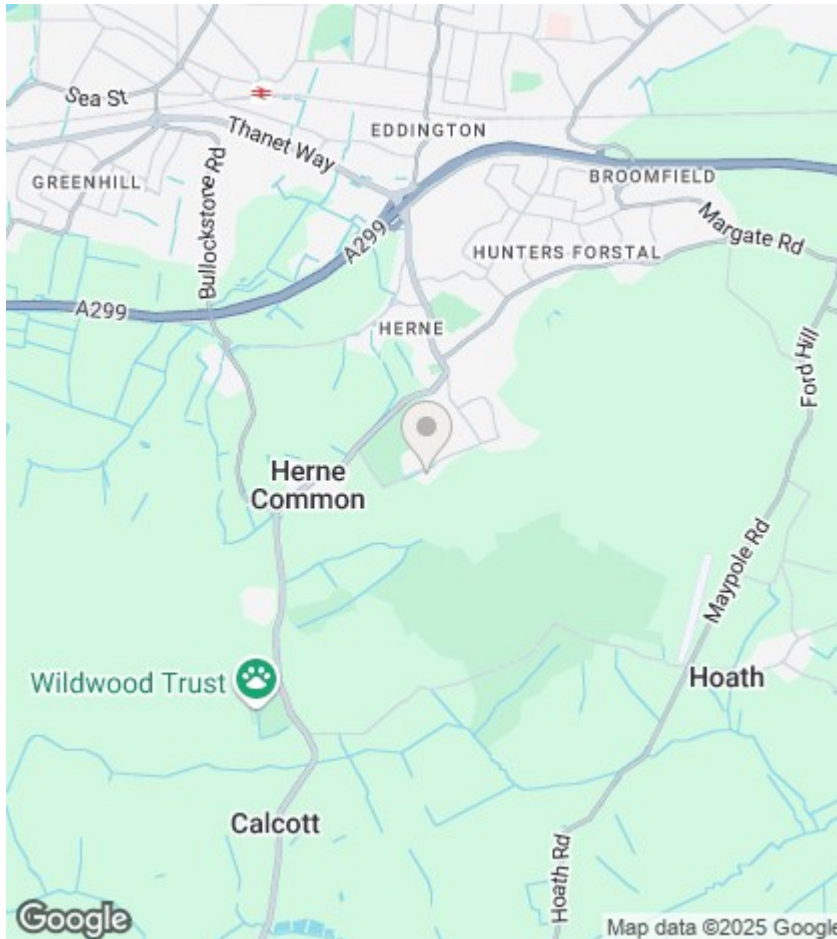
KE



125 Ridgeway Road, Herne Bay, Kent, CT6 7LN

Offers In Excess Of £750,000

- Spacious Living Accommodation
- Perfectly Set Back with Plenty of Parking and Garden Space
- Stunning Location
- One Bedroom Annexe
- Six Bedroom Family Home with En Suite to Primary Bedroom



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

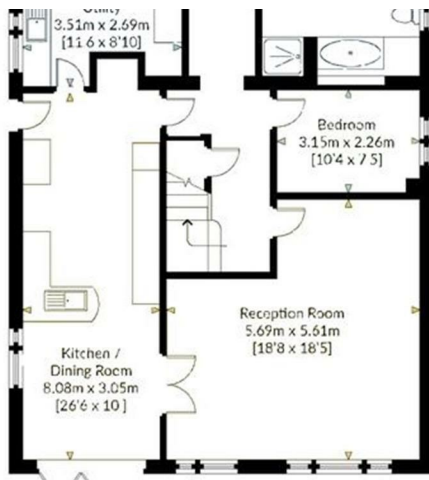
Council Tax Band:

F

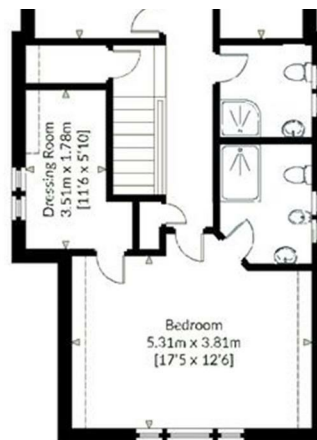
EPC Rating:

C

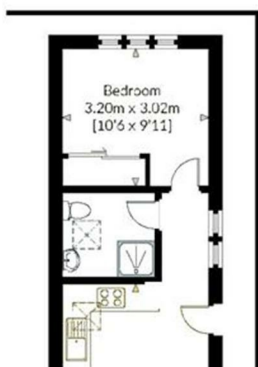
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Gross Internal
Floor Area 124.4 SQ M / 1339 SQ FT



First Floor
Gross Internal
Floor Area 78.8 SQ M / 848 SQ FT



RIDGEWAY ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 203.2 SQ M / 2187 SQ FT
[INCLUDING AREAS OF RESTRICTED HEIGHT]
EXTERNAL ANNEX FLOOR AREA 30.1 SQ M / 324 SQ FT
TOTAL COMBINED FLOOR AREA 233.3 SQ M / 2511 SQ FT
All measurements and fixtures including doors and windows

