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113 Peartree Road, Herne Bay, Kent, CT6 7EG

£250,000

- Two Bedroom Terraced House
- Good Condition Throughout
- Parking To The Rear
- No Onward Chain

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This pretty house could make an ideal first time buy or be suitable for investors alike and is located in Broomfield on the outskirts of coastal Herne Bay with it's beautiful promenade, array of boutique restaurants and pretty shops. There is a regular bus service in to the Cathedral City of Canterbury and there are excellent nearby schools and nurseries. Accommodation comprises entrance porch that leads through to a light and airy lounge with kitchen-diner beyond whilst to the first floor are two good size bedrooms and the bathroom. Externally, there is a pretty rear garden plus the benefit of two parking spaces located at the back of the house. Being offered with no onward chain.



Council Tax Band: B



GROUND FLOOR

Entrance Hall

Kitchen

A range of base and wall units with worktop over, 1 1/2 bowl sink and drainer with spring neck tap, space and plumbing for washing machine and dishwasher, space for cooker, lino flooring, double glazed window and patio doors to garden.

Lounge

Double glazed window to front, radiator, stairs to:-

FIRST FLOOR

Bedroom One

Double glazed window to front, built in double wardrobes, radiator.

Bedroom Two

Double glazed window to rear, storage cupboards, radiator.

Bathroom

Singe panelled bath with shower over, low level WC, wash hand basin, frosted double glazed window to rear.

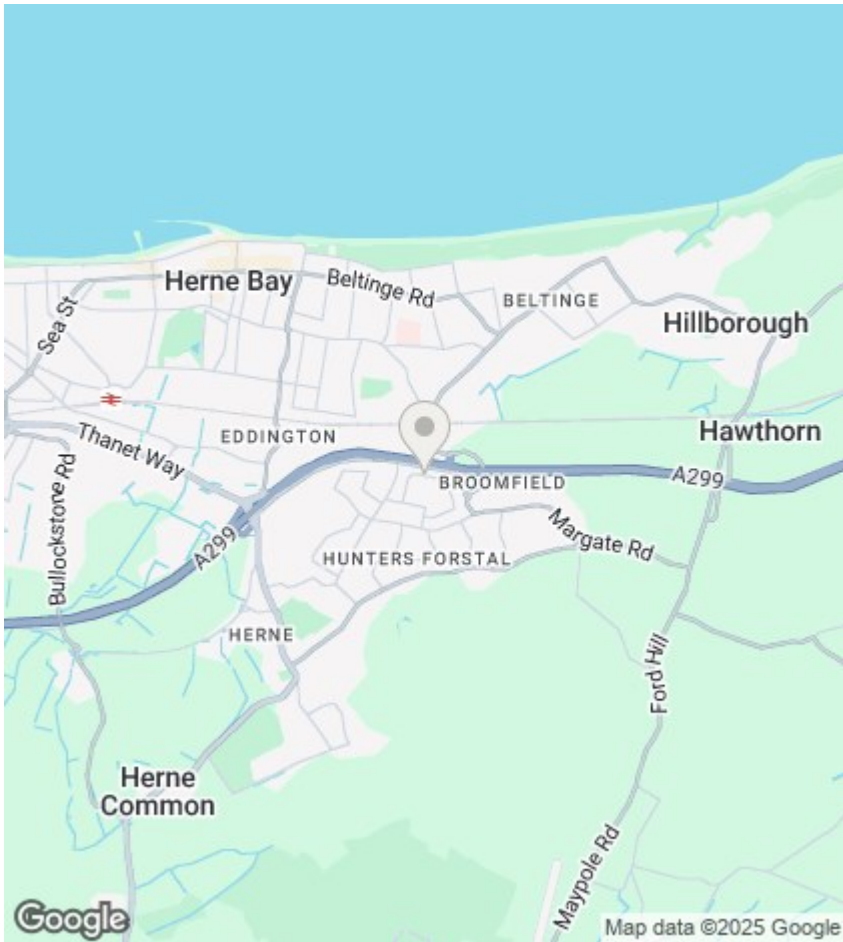
OUTSIDE

Rear Garden

Laid to lawn, decked patio area, shed, gate which leads to parking located to the rear of the property.

COUNCIL TAX BAND B

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



Viewings

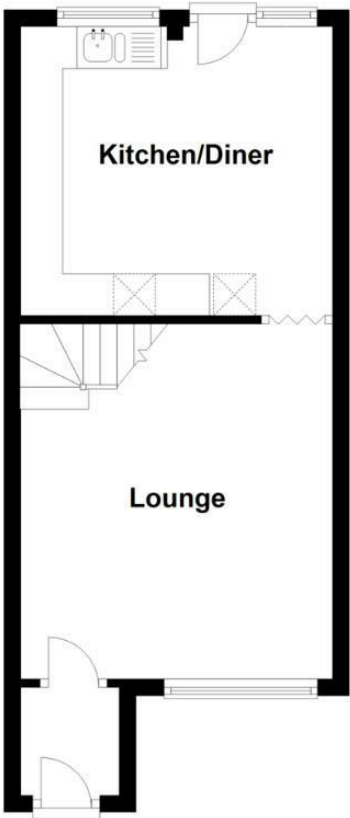
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

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

Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.4 sq. feet)

