

KE



112 Kings Road, Herne Bay, CT6 5RE

£265,000

- Three Bedroom Terraced House
- Walking Distance To Train Station
- Newly Refurbished
- Central Location Close To Beach
- No Onward Chain

112 Kings Road, Herne Bay CT6 5RE

This well-presented, newly refurbished, centrally located three-bedroom terraced home over looking the Memorial Park is perfect for a small family or professional couple in need of extra space for a home office. The inviting sitting room features a double glazed bay window. The adjoining dining room benefits from double doors that open directly onto the rear garden, perfect for indoor-outdoor living and entertaining. The kitchen is well-equipped with an oven, gas hob, and space for all white goods. Upstairs, the spacious master bedroom is to the front, while the second double bedroom offers ample space for guests or family. The third bedroom is ideal as a child's room or a dedicated study. The modern bathroom features a full-sized bath with a shower overhead. Outside, the enclosed rear garden is low maintenance with a patioed area. This property is being offered with no onward chain.



3



1



2



D

Council Tax Band: B



GROUND FLOOR

Entrance Hall

Reception Room

9'3" x 13'3"

Dining Room

9'6" x 12'7"

Kitchen

7'1" x 13'3"

FIRST FLOOR

Landing

Bedroom One

11'8" x 10'4"

Bedroom Two

6'3" x 13'3"

Bedroom Three

6'5" x 7'1"

Bathroom

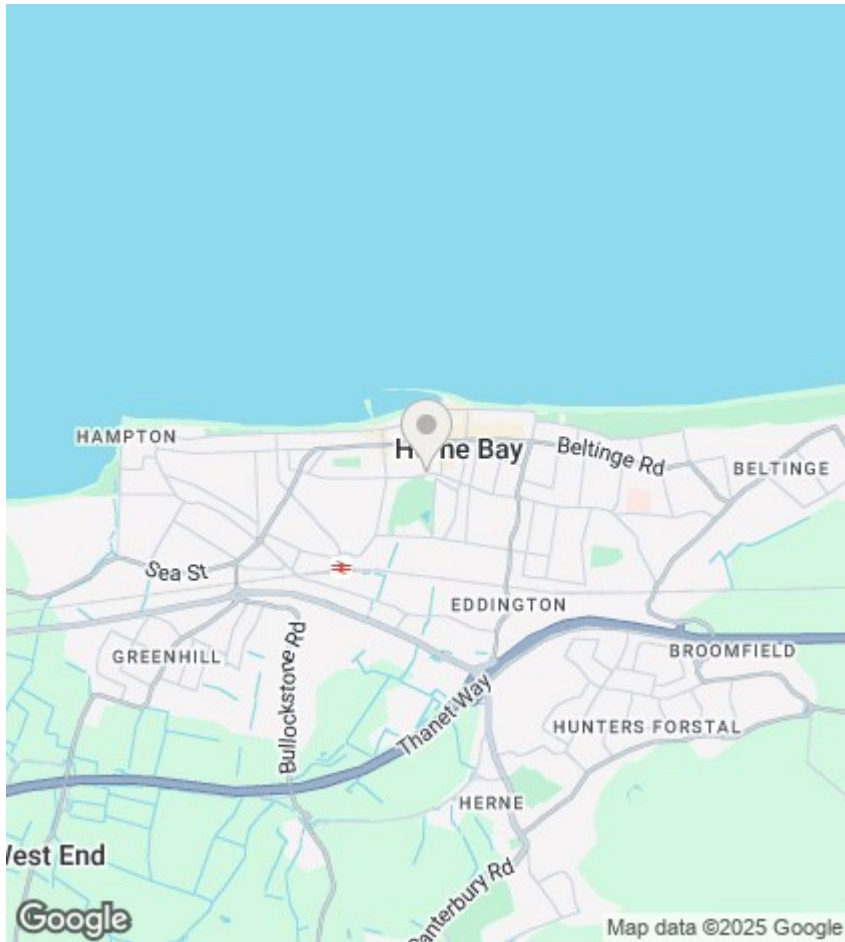
6'9" x 5'2"

OUTSIDE

Rear Garden

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:

D

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

