

KE



2 Oakdale Road, Herne Bay, Kent, CT6 6AH

£400,000

- Four Bedroom End Of Terrace Victorian House
- Close To Local Amenities
- Spacious Attic Room
- Extremely Spacious

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This is a superb opportunity to own an end of terrace Victorian family home located in the extremely sought-after Oakdale Road in central Herne Bay. Close to local schools, shops, seafront, train station and motorway links, this would be ideal for a growing family. This fine Victorian home offers spacious versatile accommodation comprising lounge, dining room, breakfast room and kitchen. To the first floor are four bedrooms, bathroom, separate shower room and a spiral staircase leading to a spacious attic room. Outside there is an enclosed walled garden to the rear with side access. Properties of this nature are rarely available, so an internal viewing is highly recommended to appreciate the space on offer.



Council Tax Band: B



GROUND FLOOR

Porch

Entrance Hall

Lounge

15'9 x 13'1

Dining Room

13'1 x 11'3

Breakfast Room

11'8 x 11'

FIRST FLOOR

Landing

Bedroom One

15'9 x 10'6

Bedroom Two

13'1 x 11'5

Bedroom Three

12'5 x 11'

Bedroom Four

12'11 x 6'3

Bathroom

Shower Room

SECOND FLOOR

Loft Room

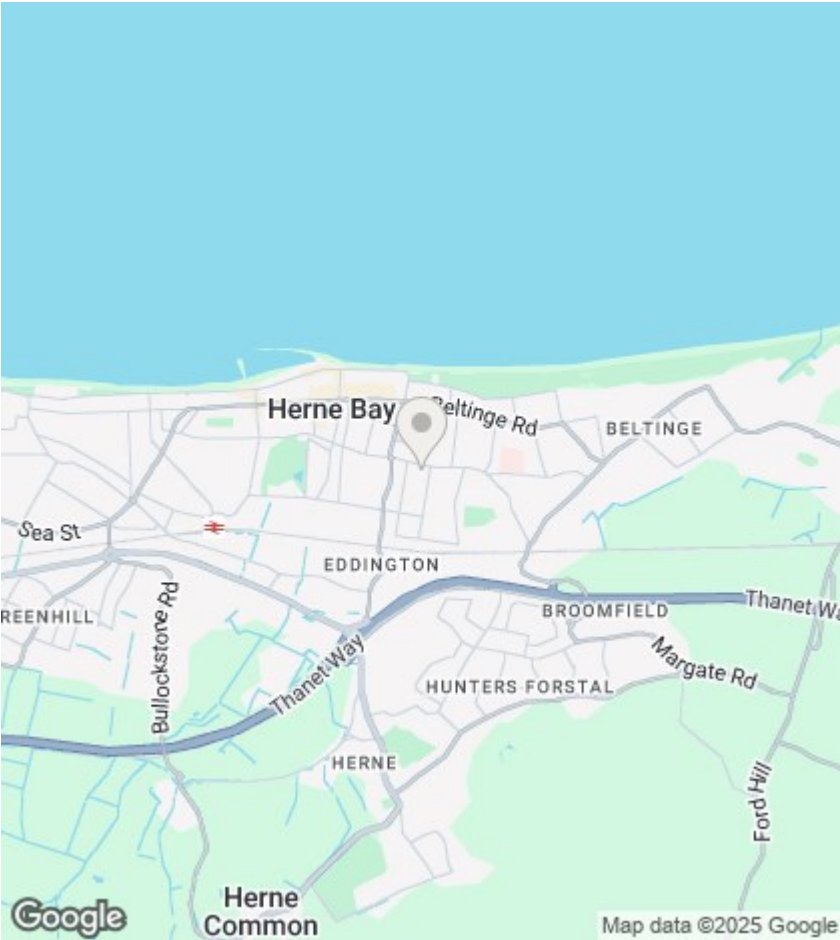
12'2 x 17'7

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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

