

KE



32 Barnes Way, Herne Bay, CT6 6RX

£269,995

- Two Bedroom Mid-Terrace House
- Allocated Parking To Rear Of Property
- Walking Distance To Local Primary School
- End Of Chain

32 Barnes Way, Herne Bay CT6 6RX

Welcome to this charming two-bedroom mid-terrace house located on Barnes Way in the delightful seaside town of Herne Bay. This property presents an excellent opportunity for first-time buyers or those seeking a sound investment in a residential area that boasts a welcoming community atmosphere.

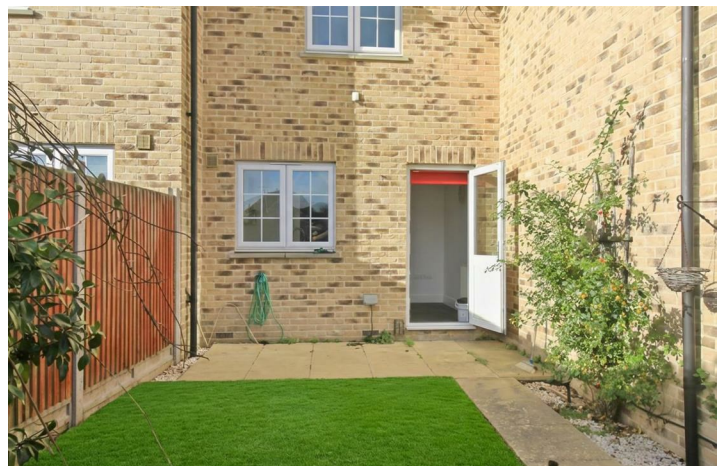
Upon entering, you will find a well-proportioned reception room that offers a comfortable space for relaxation and entertaining. The two bedrooms are thoughtfully designed, providing ample room for rest and personalisation. The bathroom is conveniently situated, ensuring ease of access for all residents.

The house is ideally positioned close to a local primary school, making it a perfect choice for families with young children. The surrounding area is known for its friendly neighbourhood vibe, with various amenities and recreational facilities within easy reach.

This property not only offers a lovely home but also the potential for future growth in value, given its desirable location. Whether you are looking to settle down or invest, this mid-terrace house on Barnes Way is a wonderful option that should not be missed.



Council Tax Band: C



GROUND FLOOR

Sitting Room

14'9 x 12'3

Hallway

Cloakroom

Kitchen/Diner

9'3 x 12'3

FIRST FLOOR

Bedroom One

14'9 x 12'4

Bedroom Two

9'3 x 12'3

Bathroom

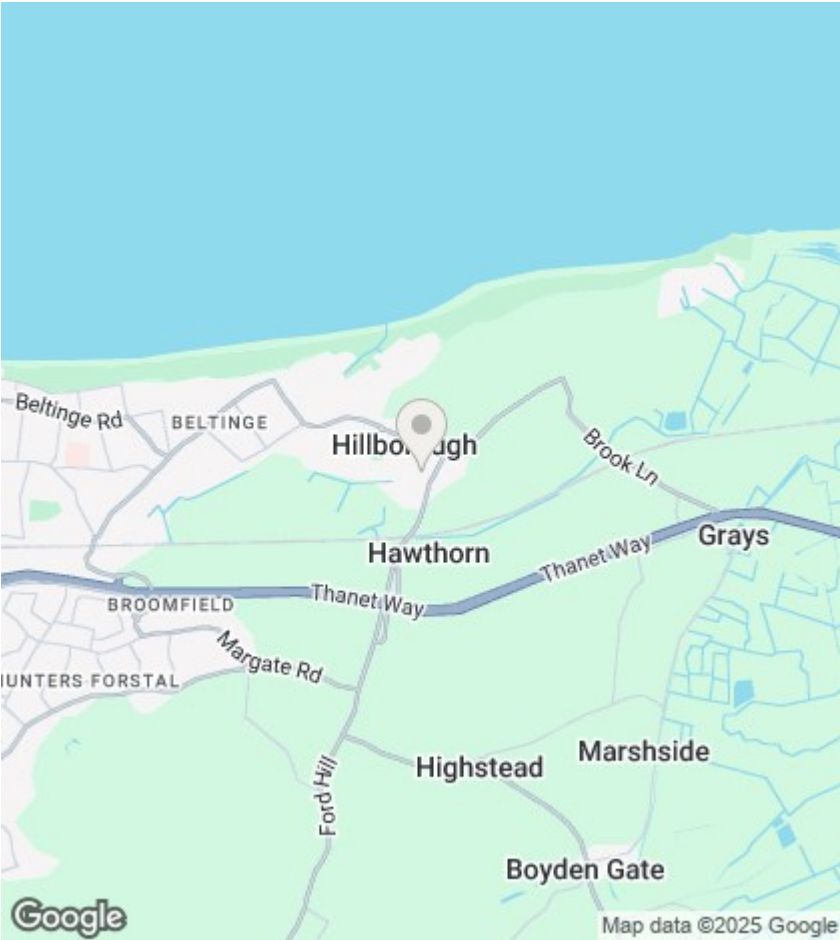
OUTSIDE

Rear Garden

Allocated Parking To Rear

COUNCIL TAX BAND C

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



Viewings

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

EPC Rating:

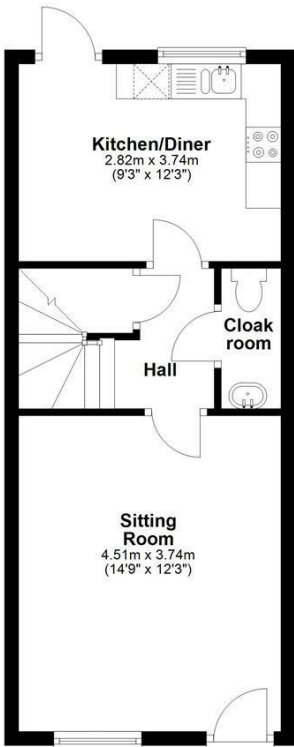
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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



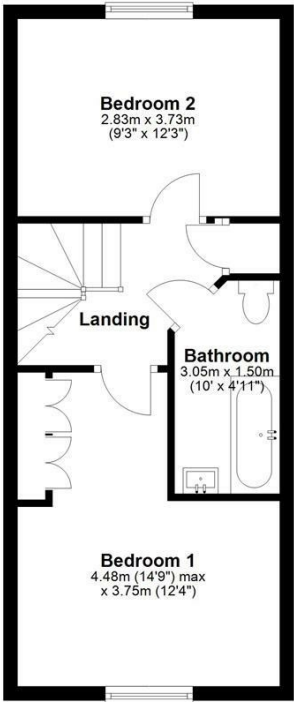
Ground Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.3 sq. feet)