

KE



126 Talmead Road, Herne Bay, CT6 6FF

Offers In Excess Of £350,000

- FOUR BEDROOM HOME
- BEAUTIFULLY PRESENTED
- PARKING AND CONSERVATORY
- INTERNALS TO FOLLOW

126 Talmead Road, Herne Bay CT6 6FF

Beautifully presented four bedroom home with two allocated parking spaces and conservatory. Situated on the sought after Meadow View development is this attractive four bedroom family home which is presented in impeccable order. Arranged over three floors this family home boasts rooms of generous proportions with an impressive contemporary fitted kitchen/breakfast room including all integrated appliances and a Quooker tap, lounge/diner, conservatory overlooking the rear garden and a cloakroom to the ground floor. Once on the first floor you will find two bedrooms and a family bathroom, whilst the second floor presents two further bedrooms and en-suite shower room. Outside you have a low maintenance garden with the property also benefitting from having a car port.



Council Tax Band: D



GROUND FLOOR

Entrance

Cloakroom

Kitchen/Diner

15' x 5'11 extending to 7'08

Lounge

13'5 x 12'11

Conservatory

10'10 x 9'8

FIRST FLOOR

Landing

Bedroom Two

12'11 x 12'2

Bathroom

Bedroom Four

11'10 x 9'04

SECOND FLOOR

Landing

Bedroom Three

11'9 x 9'4 extending to 10'11

Bedroom One

10' extending to 12'11 x 10'11

En Suite

OUTSIDE

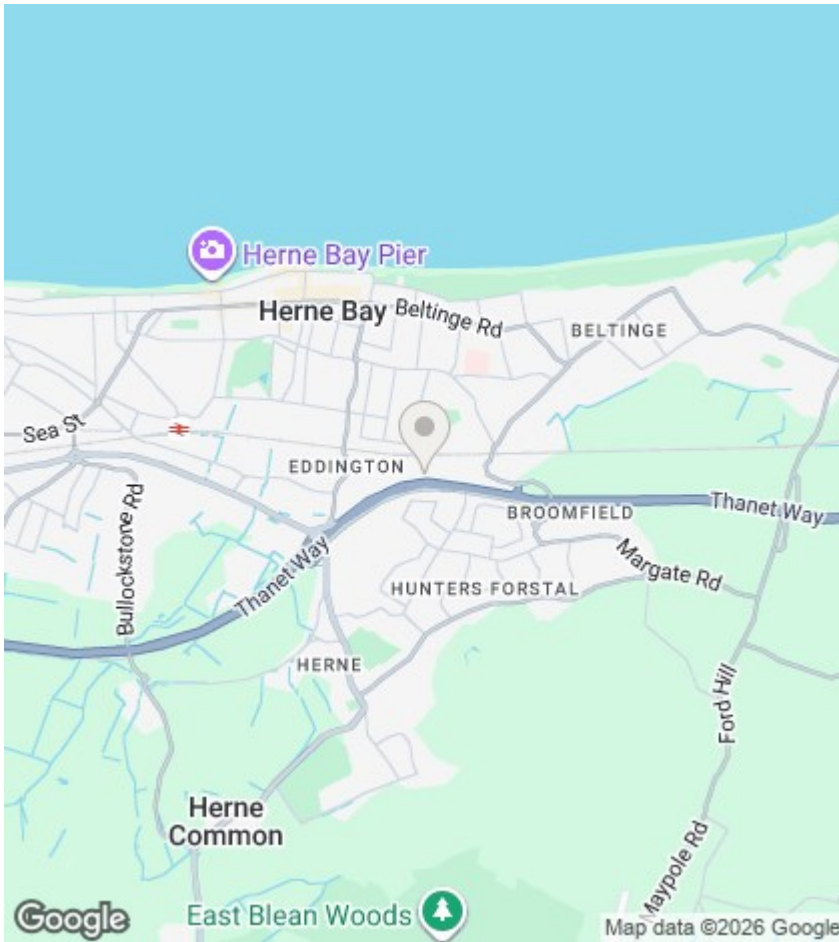
Rear Garden

Parking

Two allocated parking spaces

COUNCIL TAX BAND D

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



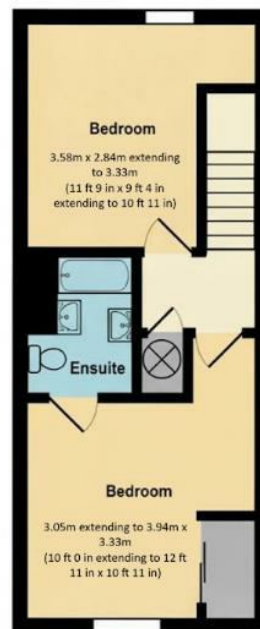
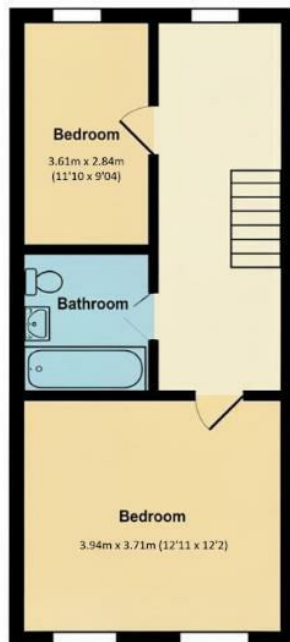
Viewings

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

EPC Rating:

B

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



Total Area: 120.7 m² ... 1300 ft²