

# KE



7 Harrington Close, Herne Bay, CT6 6DR

£70,000

- 2 double bedroomed coach house
- Cul de sac location
- Open plan kitchen/lounge/dining room
- Allocated car parking space
- Good condition throughout
- 35% Shared Ownership

# 7 Harrington Close, Herne Bay CT6 6DR

Offered at 35% share of ownership. Located in Harrington Close, Herne Bay, this charming two-bedroom coach house offers a delightful blend of comfort and convenience. The property boasts two generously sized double bedrooms, perfect for couples, small families, or those seeking a guest room or home office.

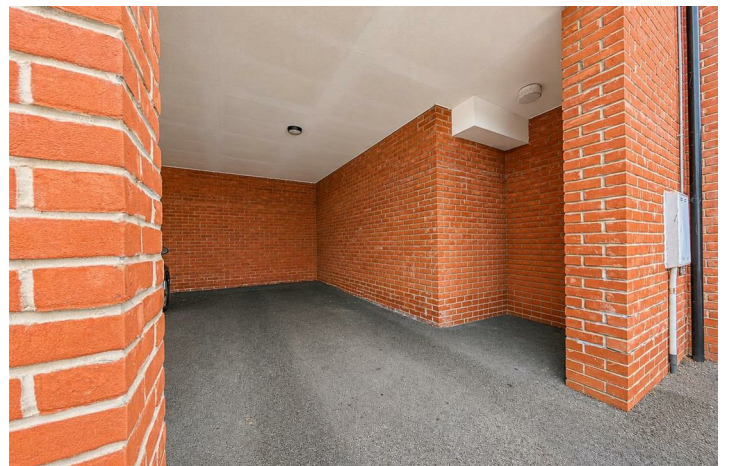
As you enter, you are welcomed into a well-appointed hallway that leads seamlessly into a spacious kitchen, lounge, and dining area. This open-plan design creates an inviting atmosphere, ideal for both relaxation and entertaining. The kitchen is equipped to meet your culinary needs, while the lounge area provides a cosy space to unwind after a long day.

The property is in good condition throughout, ensuring that you can move in with ease and enjoy your new home from day one. Additionally, the allocated car parking space adds to the convenience of living in this desirable location, making it easy to come and go as you please.

Living in Harrington Close means you can enjoy the peace and quiet of a cul de sac while still being within easy reach of local amenities and the beautiful coastline of Herne Bay. This property is a wonderful opportunity for anyone looking to settle in a friendly community with all the comforts of modern living. Don't miss your chance to make this lovely coach house your new home.



Council Tax Band: A



### **Hallway**

Double glazed front door, stairs to first floor, storage cupboard, cupboard with boiler

### **Kitchen/Lounge/Diner**

21'1' x 13'7'

Double glazed doors to juliet balcony, double glazed window to rear, sink and drainer with selection of matching wall and base units, fitted gas hob, fitted electric oven, space for washing machine and fridge freezer

### **Bedroom 1**

12'7' x 12'2'

Double glazed window to front

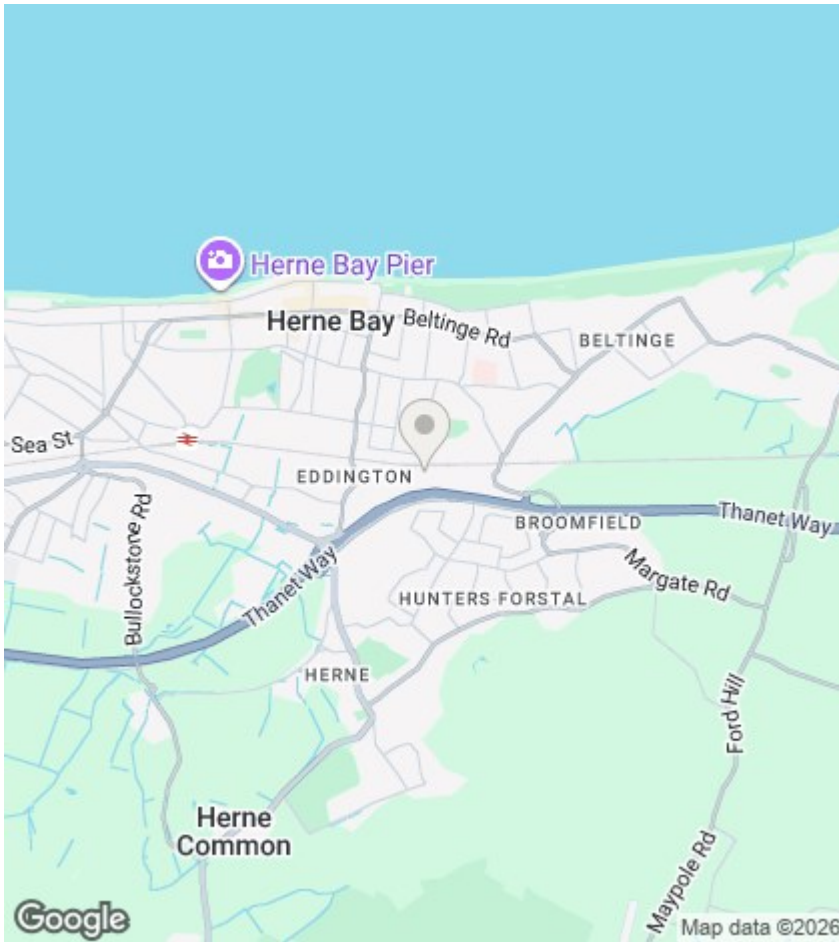
### **Bedroom 2**

10'1' x 10'9'

Double glazed window to front

### **Bathroom**

Double glazed window to rear, pedestal wash hand basin, low level flush wc, panelled bath with shower over



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



1st floor

**TOTAL: 744 sq. ft**  
 Basement: 45 sq. ft, 1st floor: 699 sq. ft  
 EXCLUDED AREAS: WALLS: 73 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.