

KE



89 Cornwall Road, Herne Bay, CT6 7SZ

£349,995

- Three Bedroom Semi Detached house
- Extended living space
- Garage and Off road parking
- Close to Schools and Amenities

89 Cornwall Road, Herne Bay CT6 7SZ

Located on Cornwall Road in the charming coastal town of Herne Bay, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With off-road parking and a garage, this property is ideal for families or individuals seeking a spacious home with easy access to local amenities.

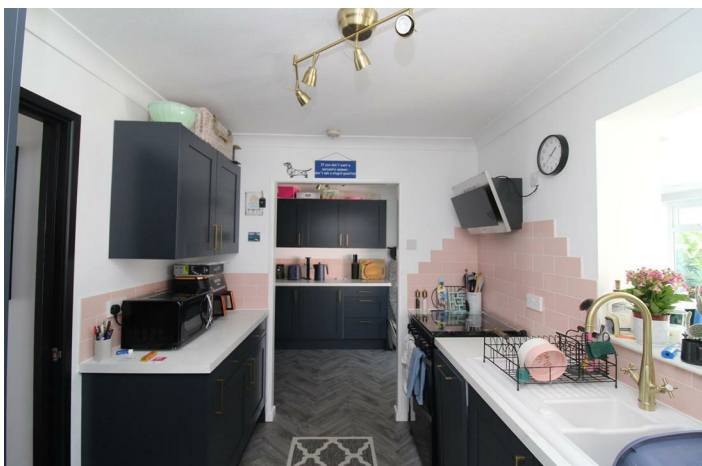
Upon entering, you will find an extended living space on the ground floor, providing ample room for relaxation and entertaining. The layout is thoughtfully designed, featuring a downstairs toilet for added convenience. The three well-proportioned bedrooms offer a peaceful retreat, making it easy to unwind after a long day.

This home is situated in a desirable location, close to schools and various amenities, ensuring that everything you need is just a short distance away. Whether you are looking to enjoy the vibrant community or the beautiful nearby coastline, this property is perfectly positioned to take advantage of all that Herne Bay has to offer.

In summary, this semi-detached house on Cornwall Road is a wonderful opportunity for those seeking a comfortable and practical living space in a friendly neighbourhood. With its extended living area, off-road parking, and proximity to essential services, it is a property not to be missed.



Council Tax Band: C



GROUND FLOOR

Hallway

Living Room

14'8" x 11'2"

Kitchen

9'7" x 7'1"

Kitchen

11'0" x 10'3"

Dining Area

9'9" x 17'9"

FIRST FLOOR

Bedroom One

12'4" x 11'0"

Bedroom Two

11'1" x 10'3"

Bedroom Three

9'4" x 8'4"

Bathroom

OUTSIDE

Garage

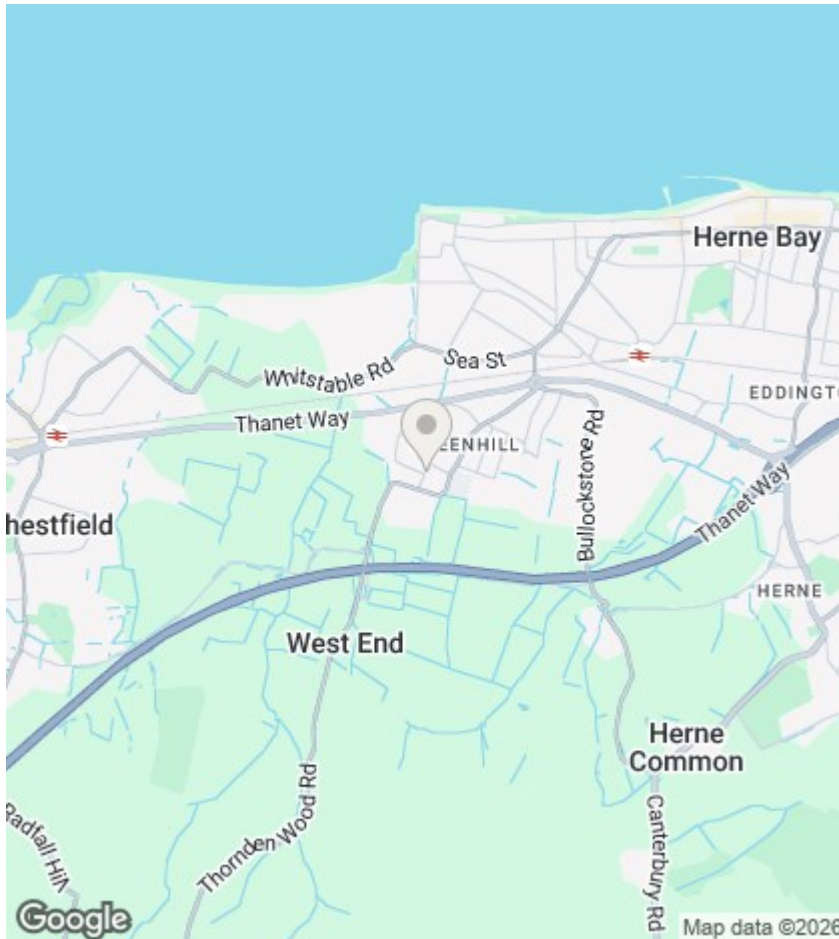
Driveway

Rear Garden

Summer House

12'4" x 9'0"

COUNCIL TAX BAND C



Viewings

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

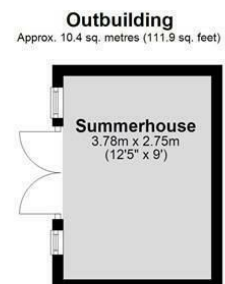
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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: approx. 122.1 sq. metres (1314.2 sq. feet)



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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