

KE



22 Neville Road, Kent, HERNE BAY, CT6 6NZ

£269,995

- Lovely Spot Close To The Beach
- Downstairs Cloakroom
- Parking At The Rear
- Local Shops Within Strolling Distance
- En-Suite To Primary Bedroom
- Fabulous First Time Buy

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This delightful two-bedroom terrace home presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a well-designed layout, featuring a modern fitted kitchen at the front, downstairs cloakroom and light and airy room at the rear.

The two generously sized bedrooms are perfect for accommodating family or guests, with the primary bedroom benefiting from an en-suite shower, adding a touch of convenience and privacy.

There is a parking space located at the rear, a valuable asset in this desirable area. The combination of its thoughtful design and prime location makes this home an attractive option for anyone looking to enjoy the vibrant lifestyle that Herne Bay has to offer.

With its close proximity to local amenities, the beach and excellent transport links, this lovely terrace home is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home is sure to meet your needs.



Council Tax Band: C



GROUND FLOOR

Hallway

Kitchen

10'6 x 5'6

Cloakroom

Lounge

14'1 x 12'7

FIRST FLOOR

Bedroom 1

11'10 x 9'1

Ensuite

Bedroom 2

12'8 x 7'10

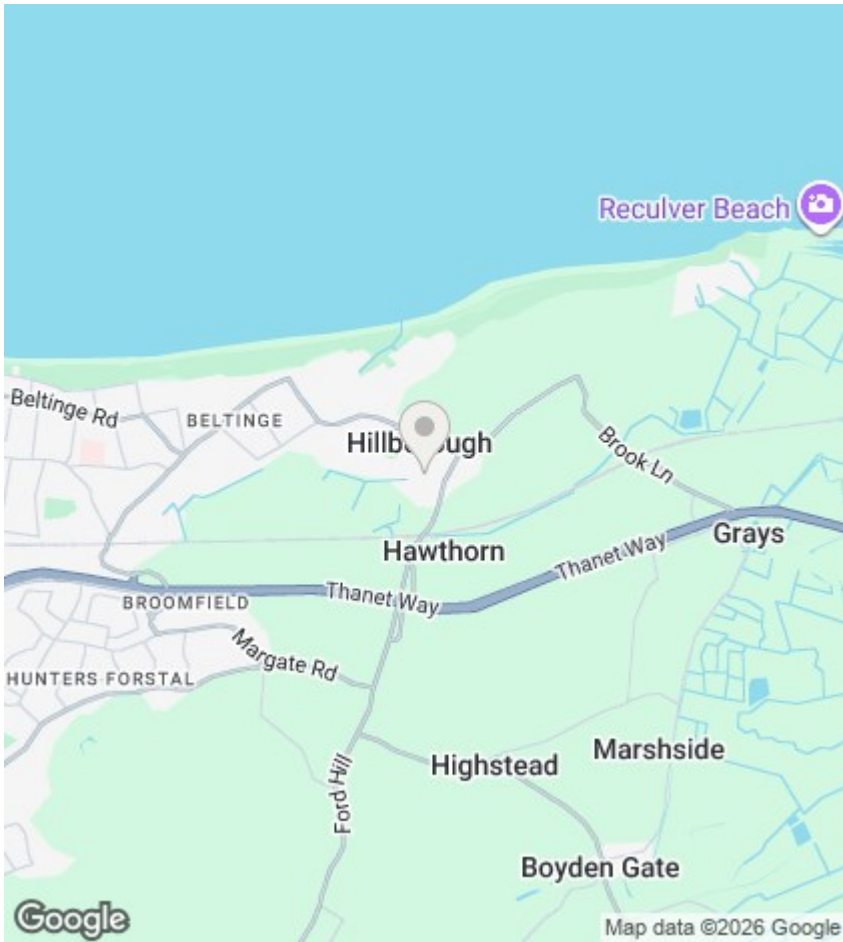
Bathroom

6'7 x 5'7

OUTSIDE

Garden

Allocated Parking



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		94
(81-91) B		
(69-80) C	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: 67.3 m² ... 725 ft²

All measurements are approximate and for display purposes only