

45 Peartree Road, Herne Bay, CT6 7EG

Offers in excess of £235,000









45 Peartree Road, Herne Bay, CT6 7EG
Offers in excess of £235,000

Two-Bedroom End-of-Terrace Home | Generous Plot | Rear Parking | No Onward Chain

Situated in a popular residential location along Peartree Road in Broomfield, this bright and well-presented two-bedroom end-of-terrace home offers comfortable living accommodation, a generous plot and the added benefit of no onward chain.
The property welcomes you through an entrance porch, leading into a good-sized lounge offering a bright and inviting space to relax. To the rear, the kitchen/dining room provides a practical and sociable area, with patio doors opening directly onto the garden, allowing plenty of natural light to flow through and creating a lovely connection between the indoor and outdoor spaces.
Upstairs, the first floor comprises two bedrooms and a modern family bathroom, completing the accommodation.
Outside, the property enjoys a particularly good-sized plot, with a front garden adding to its appeal. The rear garden has been designed with low maintenance in mind, providing an enjoyable outdoor space without the upkeep of a traditional lawn.

A further benefit is the off-road parking space to the rear of the property, which was formerly occupied by a garage that has since been removed to provide convenient parking.

Offering a combination of bright interiors, practical living space, generous outside areas and a sought-after residential setting, this lovely home is ready for its next owners to move in and make it their own.
Offered for sale with no onward chain, early viewing is highly recommended.

Description

Porch
4'07 x 3'50

Lounge
13'6 x 11'8

Kitchen/Dining Room
11'7 x 10'9

First Floor Landing

Bedroom
11'8 x 9'9

Bedroom
11'1 x 6'5

Bathroom/WC
7'7 x 4'4

Council Tax Band B

Tenure: Freehold

EPC Rating D

Agents Notes
Agents Notes:
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.

Location
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

Floorplan Clause
Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.



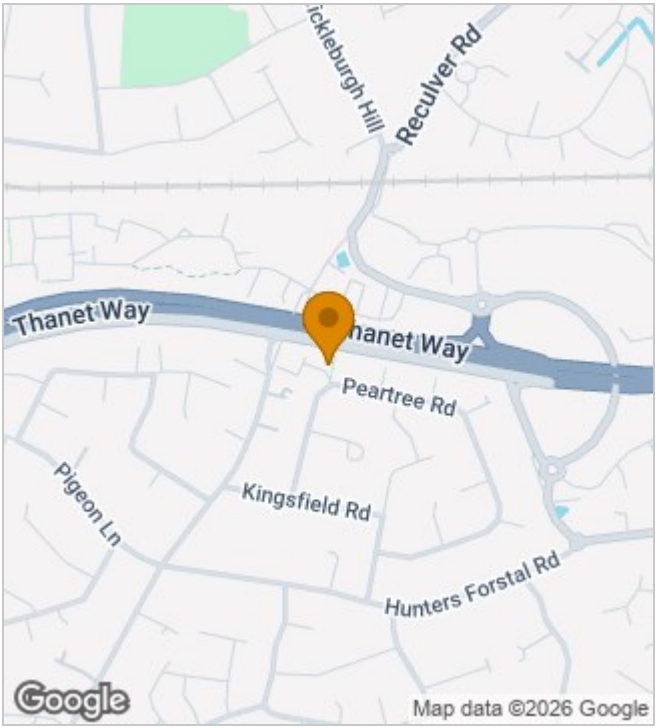


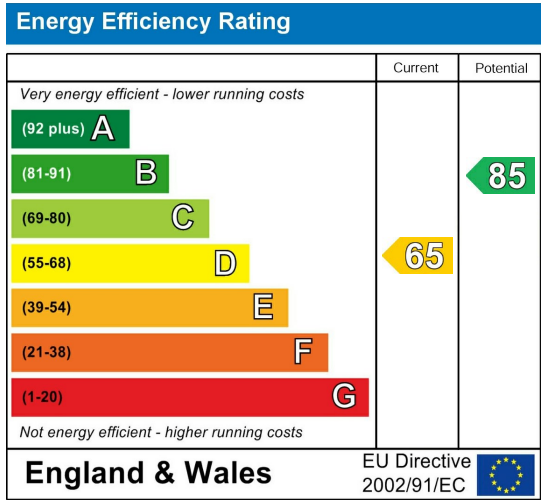




Total floor area: 54.4 sq.m. (586 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: michelle@zesthomes.uk
www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.