

# KE



80 Herne Avenue, Herne Bay, CT6 6EW

£350,000

- Three Bedroom Semi Detached House
- Recently Refurbished
- No Onward Chain
- Driveway

# 80 Herne Avenue, Herne Bay CT6 6EW

This delightful house presents an excellent opportunity for those seeking a coastal lifestyle. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The inviting reception room offers a warm welcome, ideal for relaxation or entertaining guests.

Recently refurbished throughout, the home boasts a brand new kitchen-diner that is both stylish and functional, making it a wonderful space for culinary enthusiasts and family gatherings alike. The new flooring adds a contemporary touch, enhancing the overall appeal of the property.

One of the standout features of this home is its sunny garden, providing a perfect retreat for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. Additionally, the property offers ample parking, a valuable asset in this desirable location.

Conveniently located close to the beach, residents can enjoy the beautiful coastal scenery and the array of activities that come with seaside living. The presence of a downstairs cloakroom adds to the practicality of the home, ensuring comfort for both residents and visitors.

This chain-free sale presents a rare opportunity to acquire a beautifully updated home in a sought-after area. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this lovely house your new home.



3



1



1



C

Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Porch**

**Cloakroom**

**Kitchen/Dining Room**

11'10" x 19'6"

**Living Room**

13'1 x 12'10

## **FIRST FLOOR**

**Bedroom**

13'1 x 10'5

**Bedroom**

11'11 x 6'7

**Bedroom**

9'9 x 8'10

**Bathroom**

6'2 x 6'5

## **OUTSIDE**

External connection point for an EV charger

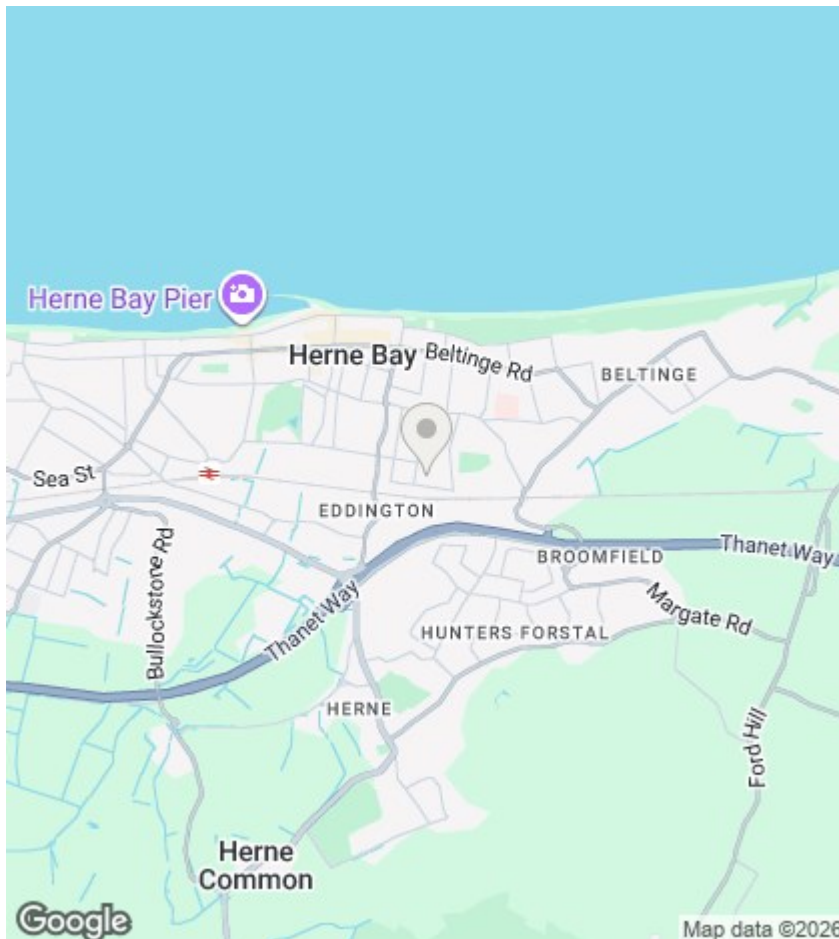
**Driveway**

**Rear Garden**

## **COUNCIL TAX BAND C**

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





## Viewings

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

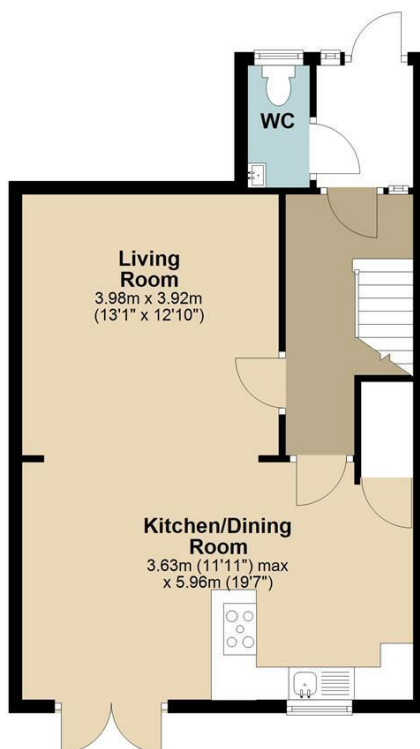
## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      | 85                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

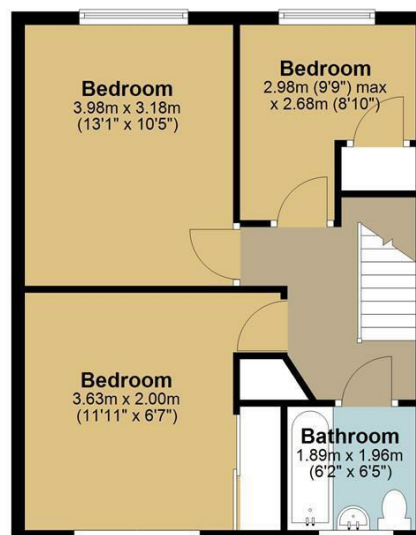
### Ground Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



### First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 96.9 sq. metres (1043.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.